



CARNFORTH SUSTAINABLE URBAN EXTENSION

VISION DOCUMENT
JANUARY 2026 | C6203 VIS 01



ARCHITECTURE
URBAN DESIGN &
MASTERPLANNING
LANDSCAPE &
ENVIRONMENT

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Quality Control

Document Reference	C6203 VIS 01
Client	MADE PARTNERSHIP
Revision	-
Date Issued	26.01.2026
Author(s)	TJ/BDF
Checked	BDF
Status	INFORMATION



Executive Summary

Overview

This document has been prepared by IDP Architects on behalf of MADE Partnership to demonstrate the potential for a new sustainable residential development on the land situated to the southeast of Carnforth town.

Development Vision

Our vision for the land south east of Carnforth is for the creation of a new high quality residential development that will provide a truly mixed community supporting older people, young people and families. The development will be sustainable and distinctive yet sensitive to its landscape setting proximity to existing residents and Carnforth town centre.

Key principles include:

- A landscape led design promoting best practice urban design place making principles and sustainability through retention and extensive enhancement of existing green infra-structure, ecology and biodiversity.
- Provision of connectivity routes into the wider area to promote active travel throughout the new neighbourhood across to the existing settlement.
- The incorporation of enhanced sports facilities for Canforth Rangers FC.
- To form a sensitive addition to the settlement.
- Providing a range of new family homes offering a range of housing types and tenures ensuring a mixed, balanced and vibrant community is delivered to support local housing needs including homes for older people.
- To deliver additional employment land capable of development for a range of business functions to support local needs.
- A strong landscape structure providing a series of green spaces for both amenity and repose.
- A clear urban structure organised sensitively to shape and enhance views to and from landscaped site fringes.
- Knitting together the new and existing communities by developing an enhanced centrally located park and play area.

Through active engagement with key landowners and Carnforth Rangers Football Club, MADE Partnership has helped establish a clear vision for the Carnforth Sustainable Urban Extension that incorporates the optimisation of community assets within the masterplanning process.







01

INTRODUCTION

The background of the entire page is a light-colored illustration. It features a row of houses with gabled roofs and multiple windows. To the left of the houses is a large, leafy tree. To the right is a tall, slender tree. The sky is filled with stylized, wavy lines representing clouds. The overall style is simple and sketchy.

“

Our proposed vision for a residential extended neighbourhood will provide much-needed homes in a highly sustainable location, whilst forming a unique and beautiful place to live.

”

01.01 Introduction

Purpose of this Document

The purpose of this Vision Document is to demonstrate why the land south east of Carnforth should be released from the Green Belt and identified as allocation for mixed use development in Lancaster City Council's new Local Plan. The site offers a unique opportunity to make a valuable contribution towards the delivery of much needed homes and employment space to meet the identified needs of Carnforth and Lancaster.

This Vision Statement will:

- Outline the opportunity presented by the development of the Site;
- Set out the vision for the site;
- Demonstrate that the vision can be delivered;
- Demonstrate how the site can have a positive impact on the socio-economic baseline of Carnforth and Lancaster; and
- Show that the proposed development will deliver the Council's objectives.

MADE have assembled a highly professional team, with established reputations for providing high quality and deliverable development proposals, through decades of experience.

The team includes the following: -

Planning:



Architecture & Urban Design:
Landscape Planning
& Architecture:



Consulting
Engineer:



Communications Strategy:



Site Overview

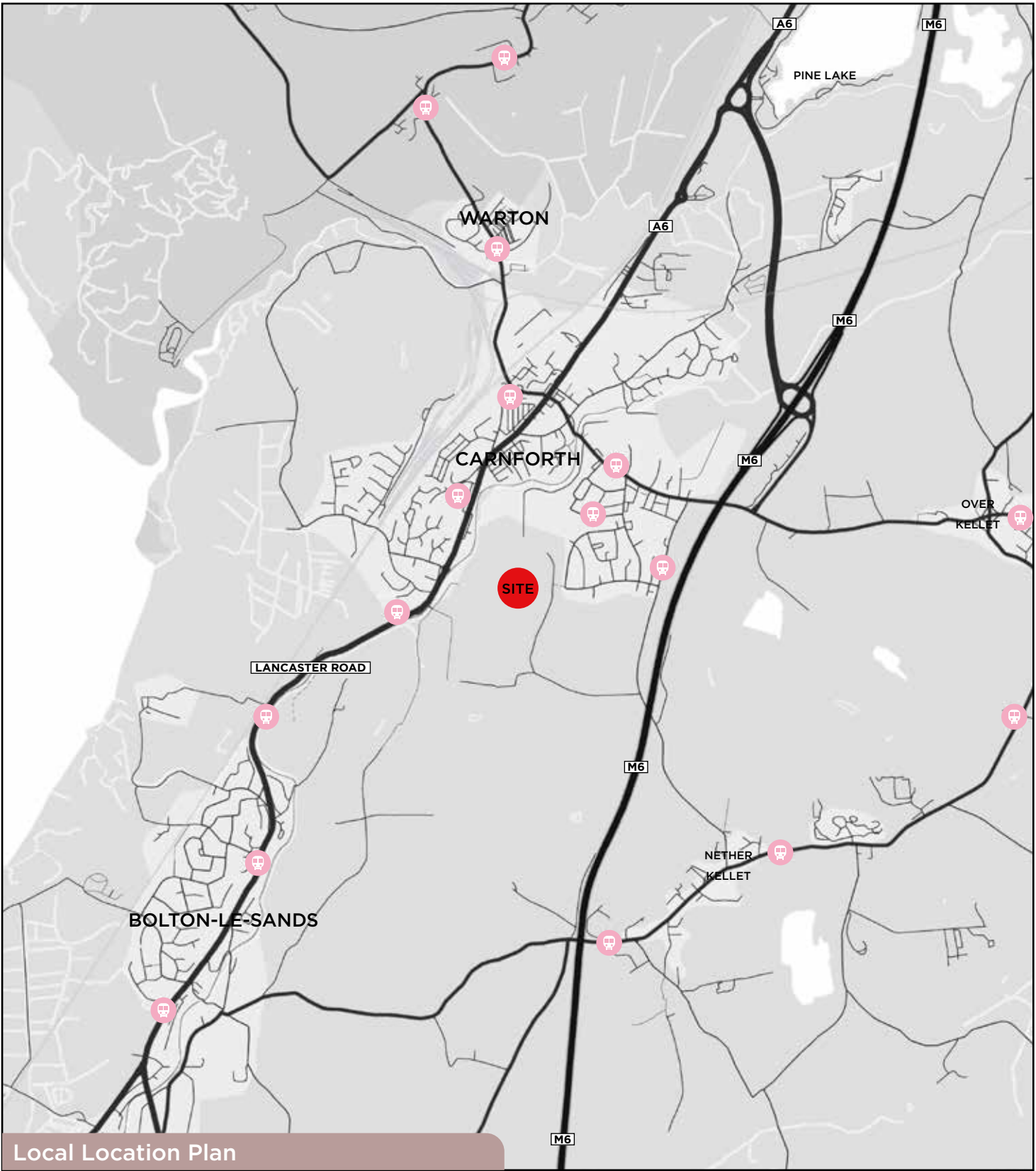
The site is located on land south east of the market town of Carnforth, an area earmarked in Lancaster's current Local Plan to accommodate levels of new residential and economic development.

The site benefits from excellent transport connectivity, with direct access to the M6 motorway located immediately to the east, providing strategic regional and national connections.

Carnforth railway station is located approximately 1.2 km from the centre of the site, placing it within a reasonable walking and cycling distance and offering opportunities to promote active and sustainable travel. The station provides direct rail services to Lancaster, Manchester, and Barrow, supporting strong public transport connectivity to key regional destinations and surrounding lakes.

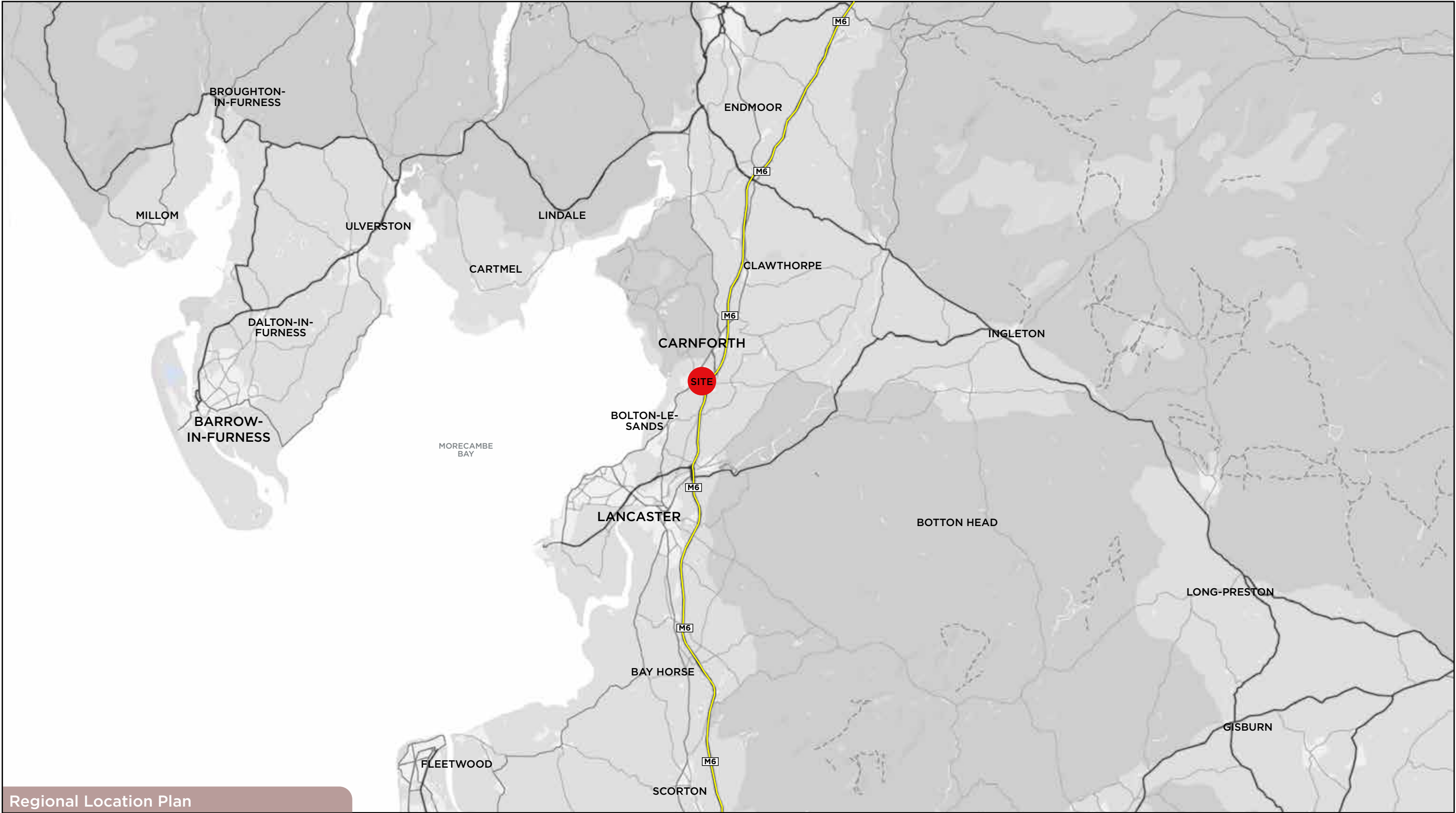
To the north of Carnforth lies Pine Lake, an established recreational destination that enhances the site's potential role as a gateway to the Lake District. In addition, the surrounding area is supported by a network of nature reserves, most notably Leighton Moss Local Nature Reserve, located approximately 1.7 miles from the centre of the site and accessible within a 25–30 minute walk.

The site's proximity to existing routes and infrastructure presents opportunities to enhance pedestrian and cycle connections, integrate with the surrounding movement network.



01.02 Site Location

Location Context



01.03 About MADE Partnership

In September 2024, three of the most significant stakeholders in housing launched a new Master Development company, MADE.



MADE 's Master Development model is designed to take the lead in the delivery of large developments, to assist the country to deliver upon its ambitious housing targets, in terms of both quantity and quality of homes.

MADE Partnership is responsible for overseeing and managing the development of large-scale - at least 1,000 homes and more than 10,000 homes - residential-led projects, taking responsibility for the overall vision and strategy, and coordinating the wide range of stakeholders involved.

MADE Partnership assembles the land, manages the planning, installs the primary and community infrastructure, disposes of serviced parcels of land to house builders, ensures strong placemaking and implements a robust long-term stewardship regime.

The Business Case for MADE Partnership

MADE Partnership is a master developer formed as a joint venture between three of the nation's biggest investors in housing - Homes England, Barratt Redrow and the Lloyds Banking Group. MADE was established in 2024 with the specific aim of working in partnership with local authorities and landowners to simplify the complexities of bringing forward large and complex Garden Village scale proposals, which can include: -

- Large numbers of new homes can often be achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, such as Carnforth.
- Local authorities have increasingly turned to large sites to meet their housing targets.
- Large sites have inherent challenges - land assembly, technical, planning, stakeholder management, placemaking, primary and community infrastructure delivery, project management, and funding.
- Many large sites struggle when led by poorly capitalised and/or inexperienced promoters/ developers (especially local authorities).



01.04 The Site

Site Description

The site is located to the south-east of Carnforth town, set within a transitional landscape between the historic Lancaster Canal and Back Lane. In the southern extents of the site, the land is predominantly used for livestock such as beef cattle and sheep. Scattered and dense tree clusters and hedgerows punctuate and zone the landscape.

The north of the site comprises the existing Lundsfield Quarry residential allocation (site ref. SG11 within Lancaster’s current Local Plan), and an established football pitch and associated ancillary accommodation operated by Carnforth Rangers FC. Access for the football club is enabled via an informal track that connects to the north on Kellet Road. An additional agricultural access is located to the South-east of the site on Back Lane.

A network of existing public footpaths weave through the site, stitching together its distinct land parcels and creating inviting, legible routes. These connections extend beyond the site, linking Carnforth to the surrounding green landscape and nearby lakes, reinforcing the area’s relationship with nature and outdoor recreation.

Our representations that sit alongside this document prepared by Lichfields also bring out the benefits of allocating the site and its ability to unlock the existing Lundsfield Quarry allocation.

KEY

Site Boundary (219.2 Acres)



Site Aerial

01.05 Site Characteristics

Site Description

The following photographs capture the general character of the site and its features. As is evident, the site contains a scattering of existing trees, but is otherwise dominated by its current arable agricultural use.

01 View from the public right of way path looking to the south and the line of pylons that cross through the site.



1.

02 View from the PRoW looking to the north to the existing edge of Carnforth.



2.

03 View from the PRoW looking northeast at the wind turbine at Back Lane Quarry.



3.

04 View taken from the PRoW at the southern site boundary. Facing north and with views of Lundsfield Quarry and Back Lane Quarry and Turbine.



4.

05 View looking to the north across the site from the PRoW towards Arnside and Silverdale National Landscape.



5.

06 View taken from the tow-path of Lancaster Canal looking east to the western arable fields which form part of the site.



5.

07 View taken from the northern part of the site at the former allocated, Lundsfield Quarry site.



6.

08 View looking south towards the Carnforth Rangers Football Club pitch, located along the northern boundary of the site.



7.



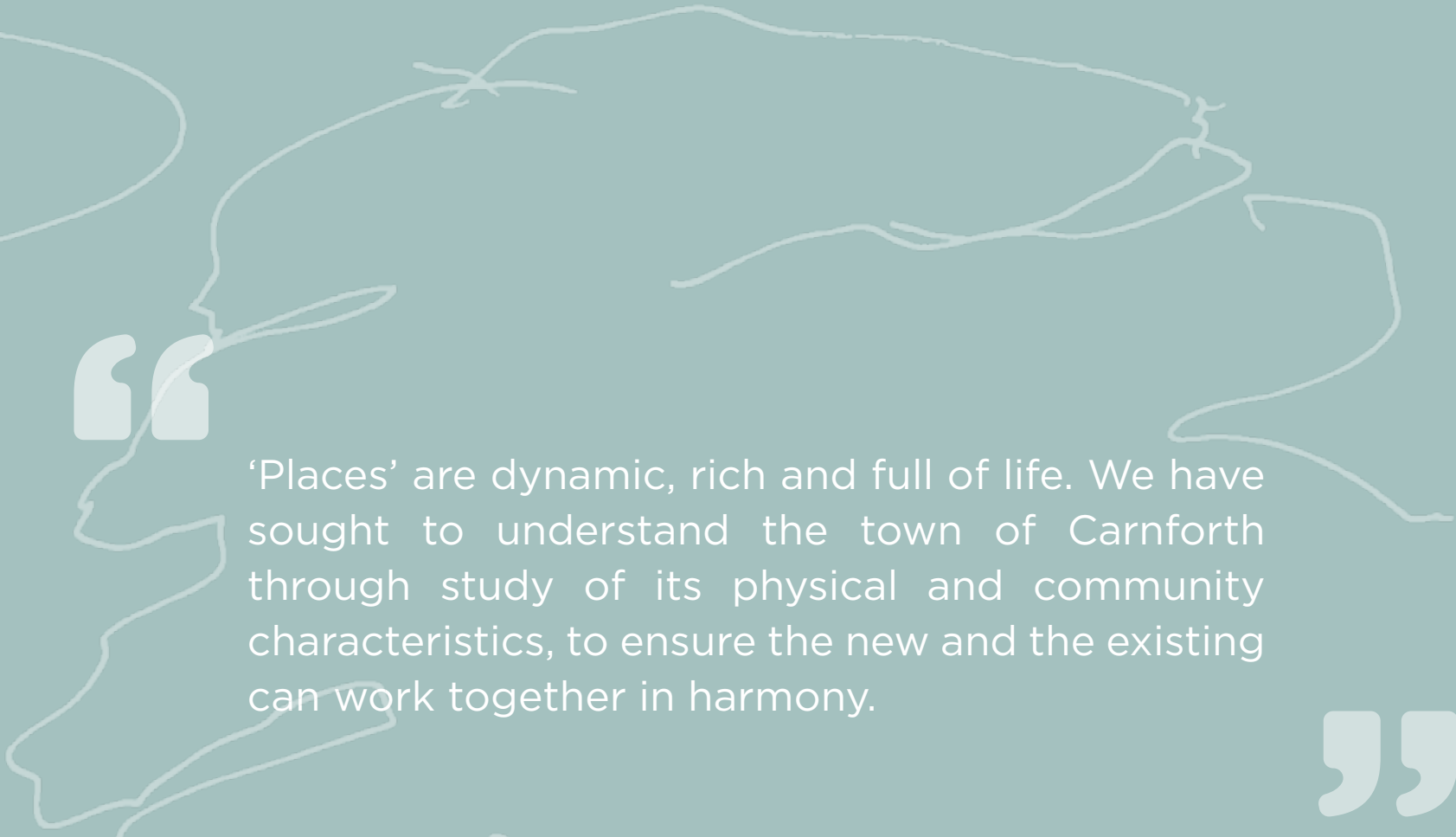
8.



The background is a solid teal color. Overlaid on this are white line art sketches. At the top, there are wavy lines representing a sky or distant hills. In the middle, the large number '02' is displayed in a white outline font. Below the number, a horizontal white line separates it from the text 'APPRECIATING THE CONTEXT'. At the bottom, there is a detailed sketch of a row of houses with gabled roofs and chimneys, situated along a body of water with reeds in the foreground.

02

APPRECIATING THE CONTEXT



“

‘Places’ are dynamic, rich and full of life. We have sought to understand the town of Carnforth through study of its physical and community characteristics, to ensure the new and the existing can work together in harmony.

”



02.01 Planning Context

Introduction

This section of the document discusses the key planning principles and context that have informed our proposals.

National Planning Policy

The need to significantly boost the supply of housing is embedded within national planning policy. The National Planning Policy Framework [NPPF] seeks to ensure that the planning system contributes to the achievement of sustainable development, including the provision of homes, commercial development, and supporting infrastructure. The Government has set out ambitious targets for housing delivery, recognising and the role of housebuilding in stimulating economic growth. The NPPF requires local planning authorities to positively seek opportunities to meet the development needs.

The Government has committed to reforming the plan making system and making plans more streamlined and prepared in a timelier manner. The following draft NPPF policies are particularly relevant to the future allocation of this site and show a direction of travel in terms of Government policy on large scale allocations.

Draft NPPF Policy HO4 ‘Land for large scale residential and mixed-use development’ states that:

- The development plan should identify suitable locations for large scale development, such as new settlements, new urban quarters or significant extensions to existing settlements. These locations should:
 - Be capable of being supported by the necessary infrastructure and facilities at appropriate points in the development’s delivery (including complying with relevant aspects of policies TR1 and TR3, and taking advantage of any opportunities presented by existing or planned infrastructure investment);
 - Support a sustainable community, with sufficient access to services and employment opportunities within the development itself (without expecting an unrealistic level of self-containment), or in larger towns to which there is good access by sustainable transport modes; and
 - Address strategic environmental opportunities and safeguards, including those set out in Local Nature Recovery Strategies.

- Local plans should identify specific sites, infrastructure and other site-specific requirements for large-scale development, including:
 - Setting clear expectations for the quality of places to be created (such as by following New town principles and using design tools such as masterplans and design codes);
 - Making a realistic assessment of the likely rates of delivery and identifying opportunities for supporting rapid implementation, such as through joint ventures, land assembly or locally led development corporations; and
 - Supporting delivery by setting expectations for an appropriate mix of tenures which would meet the needs of different groups. This can include a mixture of ownership and rental tenures, including Social Rent, other rented affordable housing and build to rent, as well as housing designed for specific groups such as older people’s housing and student accommodation, and plots for custom or self-build.

Draft NPPF Policy HO13 ‘Build out of residential and mixed-use development’ states that:

- To significantly boost the supply of homes, it is important that land with permission is developed without unnecessary delay. Proposals for major residential and mixed-use development should be capable of bringing housing forward within a reasonable period, taking into account the proposed housing tenure mix for the development, local market conditions (including absorption rates) and the development history of the site.
- Consideration should be given to whether to impose a planning condition requiring that development begins within a timescale shorter than the relevant statutory default period, where this would expedite the development without threatening its implementation or viability.
- Where there are development proposals for large scale residential and mixed-use development which will be implemented through multiple phases across development plan periods, the consenting framework for the proposal should:
 - Secure the approach to design, infrastructure

and other site-specific requirements for the development, including the scale of affordable housing; and

- Be flexible enough to respond positively to changing circumstances as phases are brought forward, including changes to housing need, viability and design.

- Development proposals affecting sites for large scale residential and mixed-use development set out in emerging development plans should not be inconsistent with the proposed scale, location and phasing of those emerging proposals.

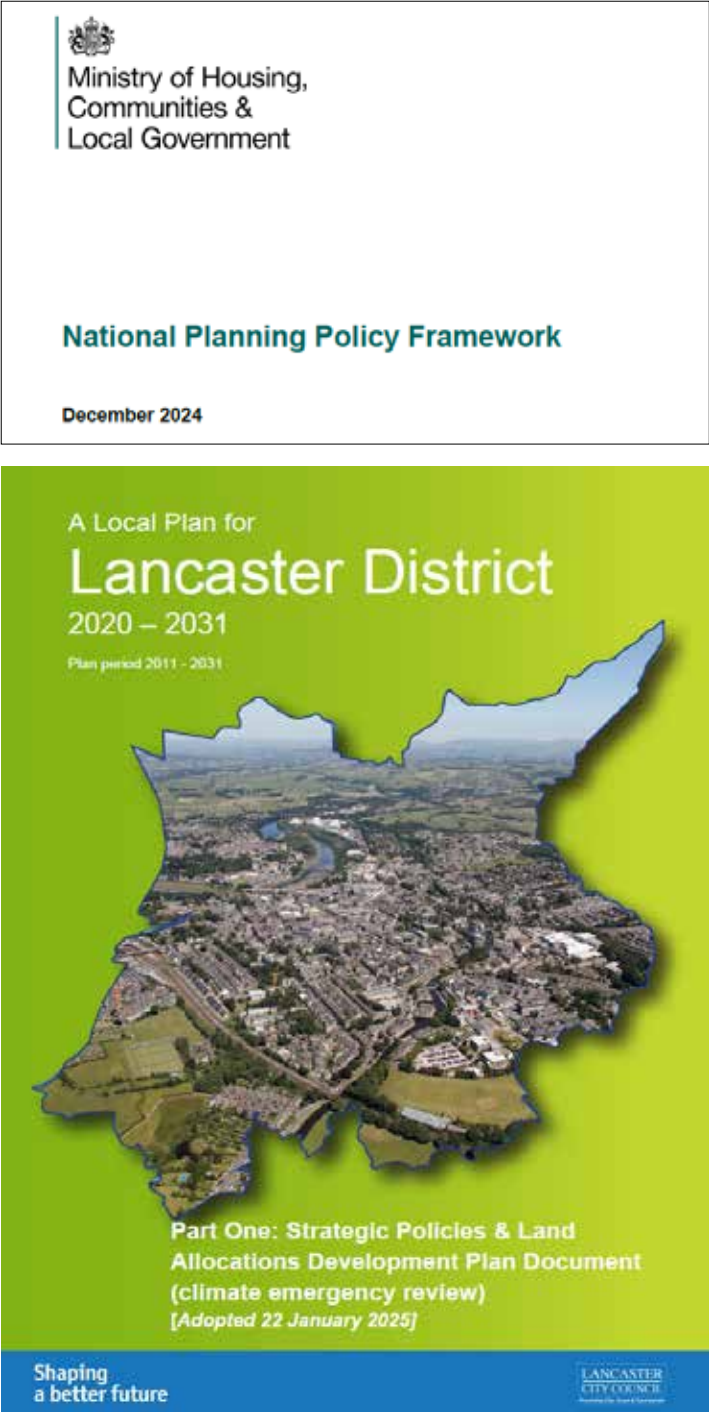
Draft NPPF Policy E1 ‘Providing the conditions for long term economic growth’ states that:

- To support business investment and employment, development plans should, at the most appropriate level:
 - Allocate sites to implement the economic vision and strategy and meet existing and anticipated needs over the plan period, paying particular regard to facilitating development to meet the needs of a modern economy (including sites and premises which are flexible and adaptable) and the specific locational requirements of different sectors...
- Given changing commercial property requirements, development plans should not be overly prescriptive about the types of uses that would be acceptable on particular sites (other than where there is a clear and justified rationale for being specific about acceptable uses at the plan-making stage).

Draft NPPF Policy L1 ‘Planning for an effective use of land’ states that:

- To support the effective and efficient use of land the development plan should, at the most appropriate level: ...
 - Contain policies to optimise the use of allocated sites through:
 - An appropriate scale and density of development; and,

- Taking opportunities to secure multiple benefits, such as through mixed-use schemes which provide retail, employment, education and community facilities that help reduce the need to travel, and securing net environmental gains (for example by enabling significant new habitat creation or improving public access to the countryside);...”



Local Panning Policy

Emerging Local Plan

- Lancaster City Council has commenced the preparation of a Local Plan under the new system of plan-making outlined in the Government’s Planning & Infrastructure Bill. Upon its completion, this Local Plan will supersede the current Development Plan for the district.
- Lancaster City Council gave notice of starting the plan making process in September 2025 through the commencement of the ‘Scoping and Early Participation’ stage, which will conclude at the end of January 2026.
- Lancaster’s new Local Plan must meet the Government’s Standard Method housing requirement, Standard Method 3 [SM3]. Lancaster’s new Local Plan will need to consider the district’s local housing need [LHN] of 625 dwellings per annum [dpa], which is a considerable increase from 379 dpa under the previous Standard Method [SM2] for calculating local housing need.
- Based on the new Local Plan covering a 15-year period, Lancaster will need to deliver at least 9,405 new homes between 2028 and 2043. To meet this identified need, the Council should explore and support development on land closely related to existing sustainable locations, such as Carnforth.

Carnforth Neighbourhood Plan

- The Site falls within the boundary of Carnforth’s Neighbourhood Plan (made March 2023). The Neighbourhood Plan itself does not allocate any sites for development to meet identified needs however it does provide general guidance relating to housing mix, biodiversity, and sustainability which would be considered as part of any future scheme.

The Need for Green Belt Release

- Following the revisions to the NPPF, published in December 2024, and introduction of the new standard method for calculating LHN, the Council needs to plan for its increased development needs.
- Lancaster City Council’s most recent Housing Land Supply Statement (2025) states that based on the local housing need figure of 625 dpa, and a deliverable supply of 1,836 dwellings, Lancaster can only demonstrate a 2.8-year supply of deliverable housing land. Therefore, there is a clear need for Lancaster to identify additional land opportunities for development within the district, including on Green Belt land.
- In terms of longer-term supply, the Council’s 2025 Housing Land Supply Statement sets out that on allocated sites, the total remaining capacity on unconsented allocated sites is 6,038 but only 118 units are expected within the first 5 years with the remainder likely to come forward in the longer term. This would indicate that there are short term and long-term supply issues in Lancaster that need to be addressed.
- As part of the evidence base for the emerging Local Plan, a North Lancashire Green Belt Review Update is being commissioned by Lancaster City Council. In line with the current NPPF and draft NPPF Policy GB4 ‘Defining Green Belt boundaries’ when considering the release of Green Belt land, priority should be given to previously developed land, grey belt which is not previously developed, and then other Green Belt locations.

Grey Belt / Green Belt Assessment

- To assist the Council in identifying suitable Green Belt land for release, the following assessment considers the Site against the three Green Belt purposes referenced in the NPPF grey belt definition, which is:

“For the purposes of plan-making and decision making, ‘grey belt’ is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b) or (d) in paragraph 143. ‘Grey Belt’ excludes land where the application of policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development”
- We have prepared an up-to-date assessment of the proposed development site below against the grey belt criteria to demonstrate that the release of this site for development should be given priority over other Green Belt locations.

Purpose (A) To check the unrestricted sprawl of large built-up areas

- Limited to moderate contribution

The Site is located immediately south, adjacent to the settlement boundary of Carnforth. The Site is contained to the north by existing built development off Windermere Road, to the east by Back Lane and the M6, and to the west by the Lancaster Canal. Whilst there is no existing defensible boundary to the south of the Site, development of the Site is likely to include Public Open Space along the southern boundary to create a defensible boundary.

Purpose (B) to prevent neighbouring towns merging into one another

- No contribution

The Site is located immediately south of Carnforth town settlement boundary. Lancaster is located approximately 5.8km south of the Site, however there are existing urbanising features (namely the A683) which would prevent these areas from merging.

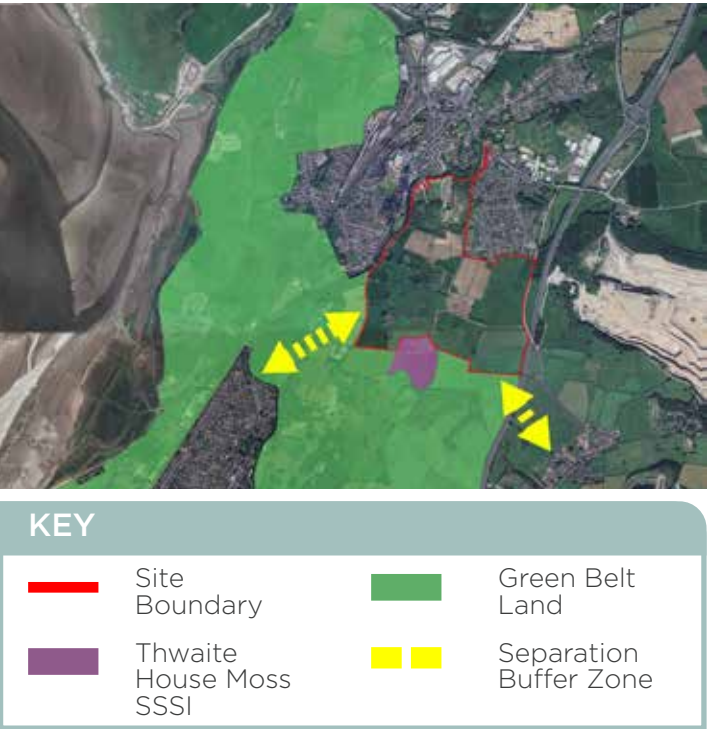
Purpose (D) to prevent neighbouring towns merging into one another

- No contribution

Carnforth is not considered to meet the definition of a historic town and therefore the Site makes ‘no contribution’ towards this purpose.

Grey Belt / Green Belt Summary

- Based on this assessment, the Site does not strongly contribute to any of the three Green Belt purposes referenced in the NPPF grey belt definition. The Site is not subject to NPPF footnote 7 constraints that would provide a strong reason for restricting development. The release of the Site for allocation would not harm the wider Green Belt’s strategic function in this area. Furthermore, the Site is located in a sustainable location immediately adjacent to the market town of Carnforth. Therefore, the Site represents an ideal Green Belt release opportunity which can accommodate much needed housing development close to Carnforth.



Mineral Safeguarding Requirements

- The Site falls entirely within a Mineral Safeguarding Area which is currently protected by Lancashire County Council’s Minerals and Waste Local Plan Core Strategy (2009) Policy CS1 ‘Safeguarding Lancashire’s Mineral Resources’ and the Site Allocation and Development Management Document (2013) Policy M2 ‘Safeguarding Minerals’.
- It is understood that Lancashire County Council are developing a new Joint Minerals and Waste Plan which will replace the current plan. Whilst the new plan is still being prepared, Lancashire County Council has recognised that alternative forms of development within Mineral Safeguarding Areas can be deemed acceptable and supported.

02.02 Socio-Economic Baseline

Establishing the socio-economic baseline context within which the site sits is of significant importance to identify and establish the range of benefits that development of the sustainable urban extension would bring to Carnforth, and Lancaster.

To do this, Lichfields has drawn upon the latest data from the Office for National Statistics [ONS] to understand baseline trends and patterns. Lichfields has sought to present the socio-economic position for Carnforth at local level by using data for the Carnforth and Millhead ward as the initial research area. Where data at the Carnforth and Millhead ward level is not available, district level data has been considered.

Based on a review of the socio-economic data, the Carnforth and Millhead ward has:

- A population of nearly 6,000 people in 2024 (representing around 4% of the overall population of Lancaster).
- Fewer working aged people, and a high proportion of over 65's when considered against figures for Lancaster and the North West.
- Has a decline in population which differs greatly to the rate of growth in other areas of Lancaster.
- Experienced a decline in the number of young residents (aged 15 and under) living there over the past decade.
- Families and working-aged households living in overcrowded accommodation which does not meet their needs.
- A high proportion of properties that have an energy efficiency rating within band D (moderate) or Band E-G (below average to poor).

At district level, forecasts indicate that between 2028 and 2044, population in Lancaster is expected to increase by 4.7%, predominantly through an increase in the growth of its older population and decline in the number of young residents.

These population trends suggest that for Carnforth and Lancaster as a whole, there will continue to be a rapidly growing ageing population and a reducing in young people. Urgent interventions, through sustainable new residential and employment developments will help encourage and accommodate sustainable population growth and avoid exacerbating and already ageing population.

In terms of employment, whilst specific data for Carnforth and Millhead is not available, Lancaster experiences strong levels of labour market engagement, above the regional and national average. These employment figures for the wider district, suggest that there is a suitably strong labour market within Carnforth, with a resident workforce who can help encourage business investment and provide the economic activity to stimulate further growth.

Attainment figures are high across Lancaster as a district, with considerably fewer people without qualifications when compared against figures for the North West and England. High attainment levels are likely to be reflected in residents living in Carnforth who would be well positioned to take up employment opportunities posed by the delivery of the urban extension.

The Lancaster District has an affordability ratio of 5.81 which is higher than the regional and national figures. This affordability ratio indicates that homes are comparatively unaffordable across Lancaster as a whole. Boosting the supply of new housing in Carnforth would help to improve affordability levels for residents, helping them onto the property ladder.

Education provision is plentiful in Carnforth with 7 local primary schools less than 3km from the site, and one secondary school within 5km of the site.

[Lichfields detailed note on the socio-economic findings is appended to this Vision Statement and includes all referencing to data sources].





02.03 Local Amenities

Carnforth

The surrounding area offers a wide variety of public services, facilities, and amenities that will contribute to a well-supported and connected community. The accompanying diagram highlights the location of these resources in relation to the site, with the majority accessible within a 10 minute walk.

The site is readily accessible with bus stops located to the south east of the site along Dunkirk Avenue, providing connections to Lancaster City centre and Carnforth town Centre.

Carnforth train station is located approximately 1km to the north west of the site.



1. Aldi



2. Carnforth Railway Station



3. Tesco Superstore



4. Carnforth High School



5. Children's Nursery



6. Carnforth Rangers Football Club

KEY

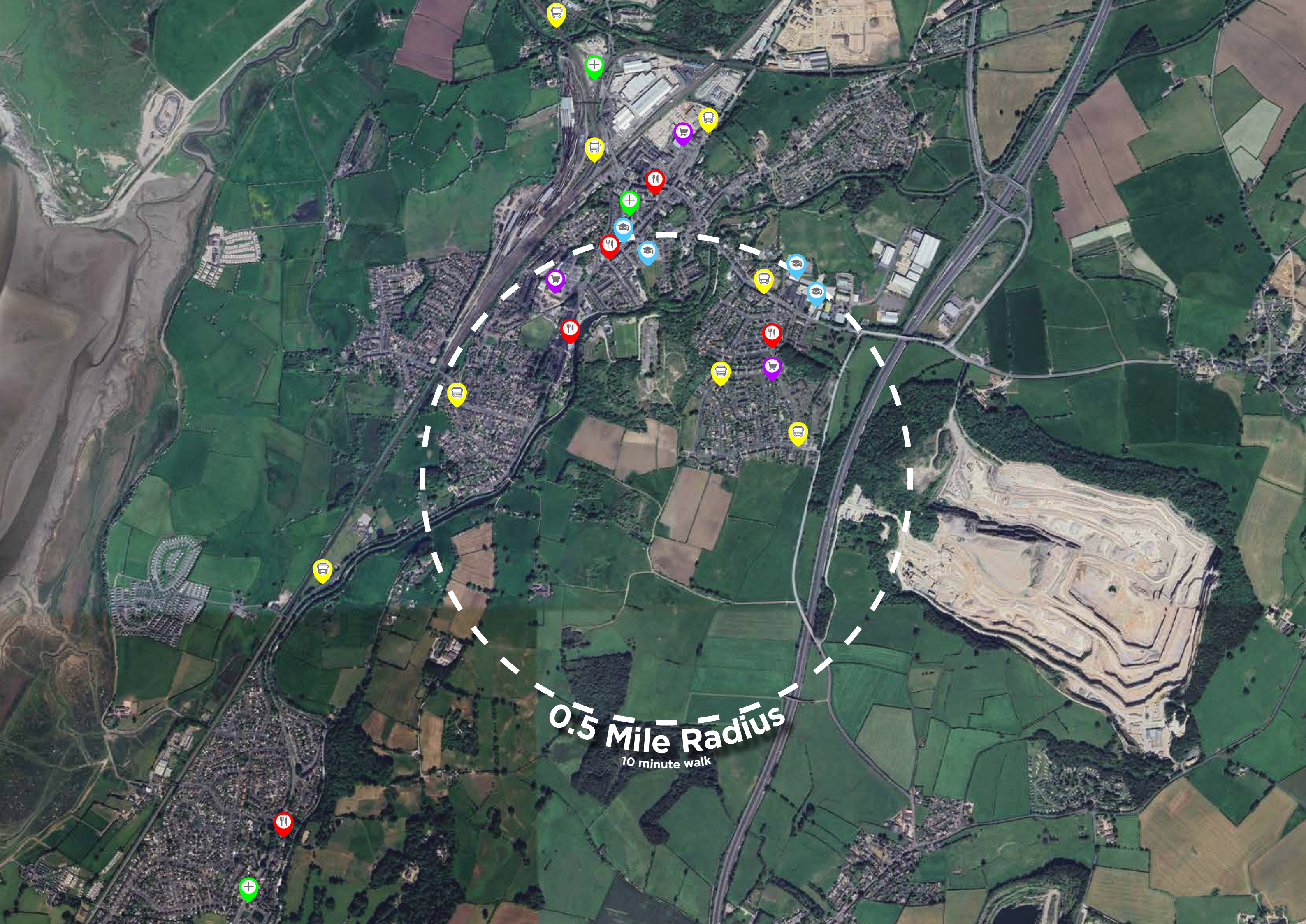
Public Transport

Education

Healthcare Service

Grocery Shops

Restaurants



0.5 Mile Radius
10 minute walk

02.04 Highways & Transport

Access

Taking advantage of the surrounding road network, a number of vehicular access points are proposed to serve the site, providing direct connections to key surrounding routes.

Internally, pedestrian movement is structured around existing public rights of way that currently cross the site, ensuring continuity of established routes.

Additional pedestrian access points are proposed to integrate the development with the surrounding area and to reinforce existing local movement patterns.

Subject to feasibility, there is potential for a new access bridge to be delivered at the western boundary, crossing the Carnforth Canal. This connection would link the site directly to the existing residential neighbourhood of Carnforth, enhancing permeability and integrating the development with the surrounding urban fabric.

KEY

Site Boundary

Land Area

Vehicular Access Points

Potential Vehicular Access Points

Potential Pedestrian Access Points

Potential Indicative Internal Pedestrian Movement

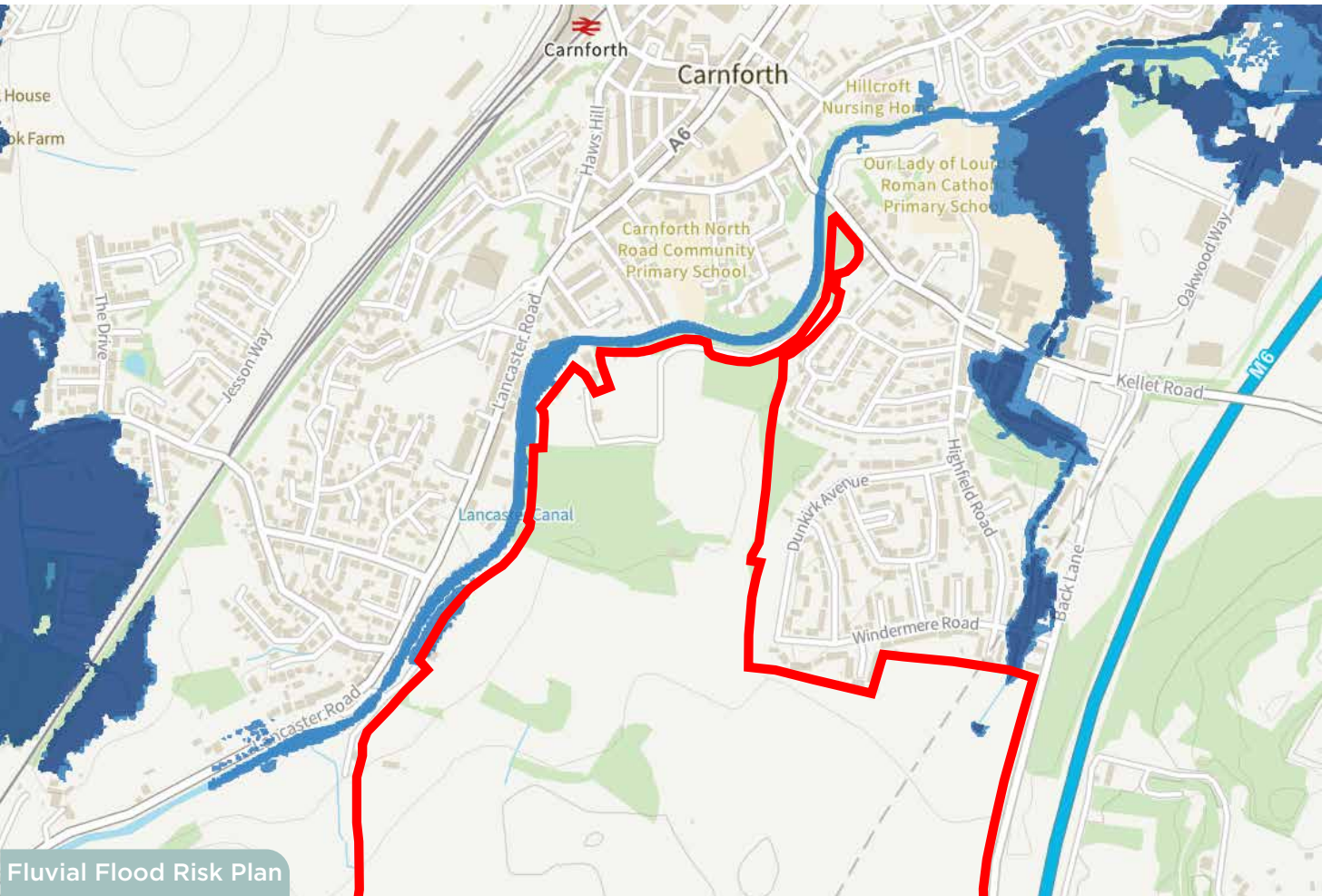
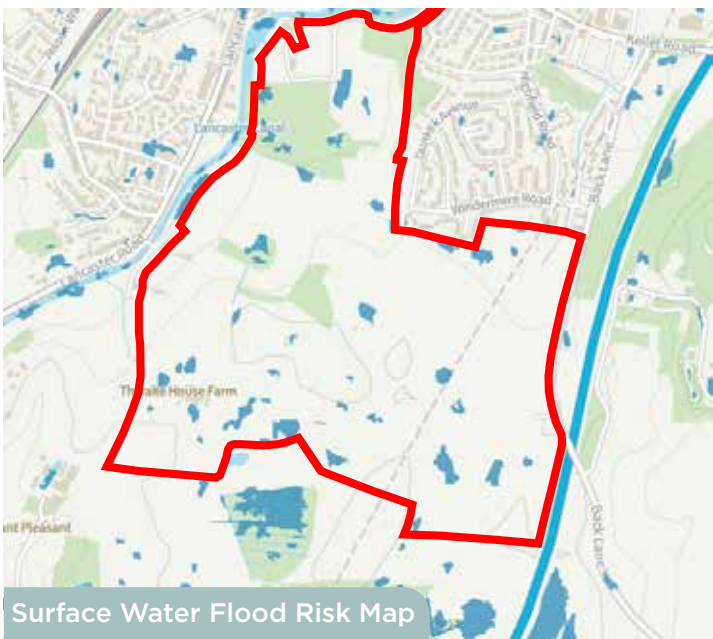
Potential Zone for Active Travel Bridge



02.05 Technical Studies

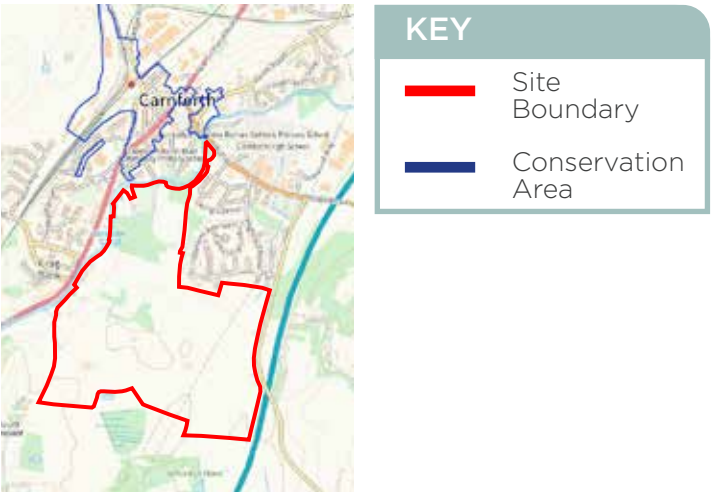
Flooding & Drainage

The vast majority of the site is located within Flood Zone 1 and at low risk from fluvial flooding. A small area of the northeastern part of the site falls within Flood Zone 2 and 3. The western boundary of the site, running alongside the Lancaster Canal is identified as land falling within Flood Zone 2. Some parts of the site are susceptible to potential surface water flooding. Fluvial and surface water flood risk will be considered and mitigated through careful masterplanning to ensure that the site remains resilient to flooding, maintaining its overall low flood risk profile.



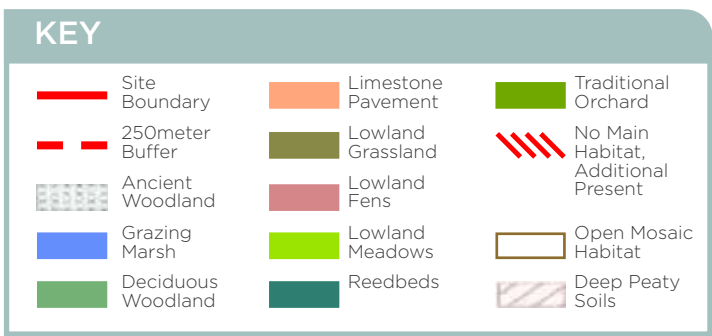
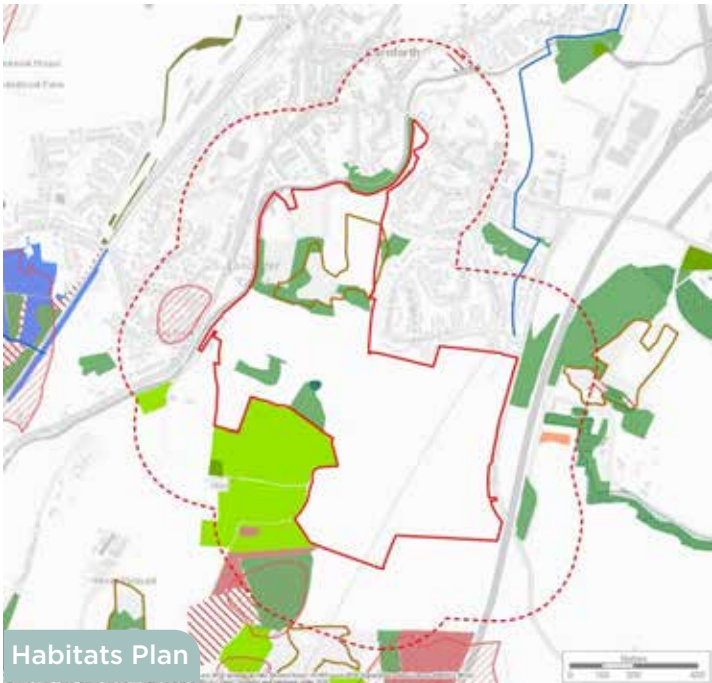
Heritage

Whilst there are no heritage assets within the central parts of the site, the Grade II listed Lancaster Canal Bridge (Number 127) and Grade II listed Milestone at the Junction with Alexandra Road are located close to the western boundary of the site. The Grade II listed Mount Pleasant Farmhouse and Barn is located circa. 50m from the southern boundary of the site. The Carnforth Conservation Area and a number of other Grade II listed buildings within Carnforth town Centre are located to the north of the site, separated by an established tree line and the Lancaster Canal. The impact of development upon these assets will be considered as the proposals evolve.



Ecology & Arboriculture

The site in its entirety falls within Lancaster City Council's 'Morecambe Bay Limestones and Wetlands' Nature Improvement Area. The Thwaite House Moss SSSI is located circa. 200m south of the site boundary. The Crag Bank SSSI is also located to the west of the site, beyond the Lancaster Canal. The Environment Partnership [TEP] have carried out an initial Ecological Desk Study for the site and identified that the following notable habitats are present within the site boundary: Ancient Woodland; Coastal and Floodplain Grazing Marsh; Deciduous Woodland; Limestone Pavement; Lowland Calcareous Grassland; Lowland Fens; Lowland Meadows; Reedbeds; and, Traditional Orchards. An initial assessment of protected and notable species and survey work has also been carried out. Future development will consider ecological considerations, propose appropriate mitigation and deliver 10% biodiversity net gain on site.



02.06 Landscape & Visual Impact

Landscape Character

The site is located to the south of Carnforth in the county of Lancashire. The County Council has produced a Landscape Character Assessment dated December 2000 in which it identifies the site located in '12. Low Coastal Drumlins' Landscape Character Type (LCT), and adjacent to '13. Drumlin Field' LCT to the east. These landscape character types are further broken down into Landscape Character Areas (LCA).

Low Coastal Drumlins LCT are areas of low, elongated hills (drumlin) with broad rounded tops located towards the northwest coast of the study area. The landscape is characteristically gentler and of lower altitude than that of the Drumlin Field LCT and individual drumlins are more isolated. The Carnforth-Galgate-Cockerham LCA in which the site lies has a high proportion of built development including the large settlements of Lancaster and Morecambe and recent built development along the A6. The canal, which weaves through the drumlins, is an important reminder of the area's industrial heritage.

The drumlins provide elevated points from which there are views over the salt marshes to Morecambe Bay. Traditional farmsteads and older settlement cores are built of stone but the modern development is often built using red brick. Buildings on top of the drumlin hills are particularly visible. Woodland is limited to small plantations, woods associated with former estates and rarely, fragments of ancient woodland in unusual hilltop or hillside settings.

The Council also provide a Landscape Strategy for the Low Coastal Drumlins LCT and sets out some recommendations for change within the area, including designing built development around the existing landscape structure and designing planting to enhance the character of existing settlements; and planting may be used to screen unsightly developments and enhance visual amenity on urban fringes.

The character of the area is therefore one of an undulating landscape of low hills and shallow valleys which gives the landform a distinctive grain. Minor roads and the canal wind around the drumlins while overhead powerlines and major transport routes typically cut across the area. In terms of sensitivity, there are individual landscape features of merit scattered across the area, but the overriding characteristic is the open rolling hills and presence of large settlements in views.



Looking north from Back Lane towards the southern edge of Carnforth, with the fields forming the eastern part of the site in the foreground.



View taken from public right of way as it meets Back Lane close to the existing residential development.



View taken from public right of way within the site looking northeast

Visual Environment

There area a number of public rights of way (PRoW) that pass through the site and link to the wider landscape to the south. Back Lane forms the eastern boundary of the Site and there are views towards the southern edge of Carnforth with fields forming the eastern part of the site in the foreground. The rolling landscape is evident, and there are long-distance views to Morecambe Bay and Warton Crag in the northwest. The northern part of the site is derelict land from the former quarry and new trees and scrub have begun to colonise.

The western part of the site close to the canal contains some arable fields and other former quarry land such as Lundsfield Quarry south where the character is distinct from the open rolling grassland to the east. Woodland areas are establishing due to the lack of management in the area, and the landscape structure creates more secluded areas where views are contained away from the low rounded hills further to the southeast.



View taken from public right of way close to the southern site boundary with Lundsfield Quarry (south) and views out to the east of Back Lane Quarry and turbine



View looking north across the site from PRoW towards the former Lundsfield Quarry (north) with the backdrop of Arnside & Silverdale National Landscape



View taken from the northern part of the site of the former quarry and works, with derelict ground and colonising scrubs scattered across the site

02.07 Constraints & Opportunities

Constraints

- Large clusters of trees and shrubs punctuate the site. Careful consideration of vegetation removal and mitigation with an enhanced more structure network of green infrastructure will be required (Ecological Value to be confirmed).
- An overhead electricity pylon and associated easement is located towards the eastern boundary of the site running diagonally from the north-eastern corner to the southern boundary.
- The primary vehicular access is to be located on the eastern boundary of the site, to form a connection with Back Lane leading onto the M6 motorway. The location of the access has been positioned to ensure suitability with Back Lane and provide a clear connection to the town.
- The site is influenced to the east by an operational quarry, which requires careful consideration in terms of layout, and land use transitions.
- Site extents have been informed by the need to ensure separation between Carnforth and neighbouring settlements including Bolton le Sands and Nether Kellet.
- The site is crossed by numerous Public Rights of Way allowing access to neighbouring residential and farm land.
- The site includes a range of ecologically valuable habitats that constrain future development, including woodland, traditional orchards, grazing marsh, fens, meadows, reedbeds, calcareous grassland, and limestone pavement. These habitats represent important biodiversity assets requiring protection and sensitive integration.
- Back Lane Quarry presents a noise and dust constraint to the site. Mitigation of this impact on residential development could be achieved by locating employment uses along the eastern boundary to provide an effective buffer.

KEY

Site Boundary

Trees and Hedgerows

Public Right Of Way (PROW)

Paths/Movement Routes

Buildings

Overhead Pylons

20m Easement Zone (Approximately)

Dunkirk Avenue Park

Canal

Existing Vehicular Movement routes

M6 Motorway

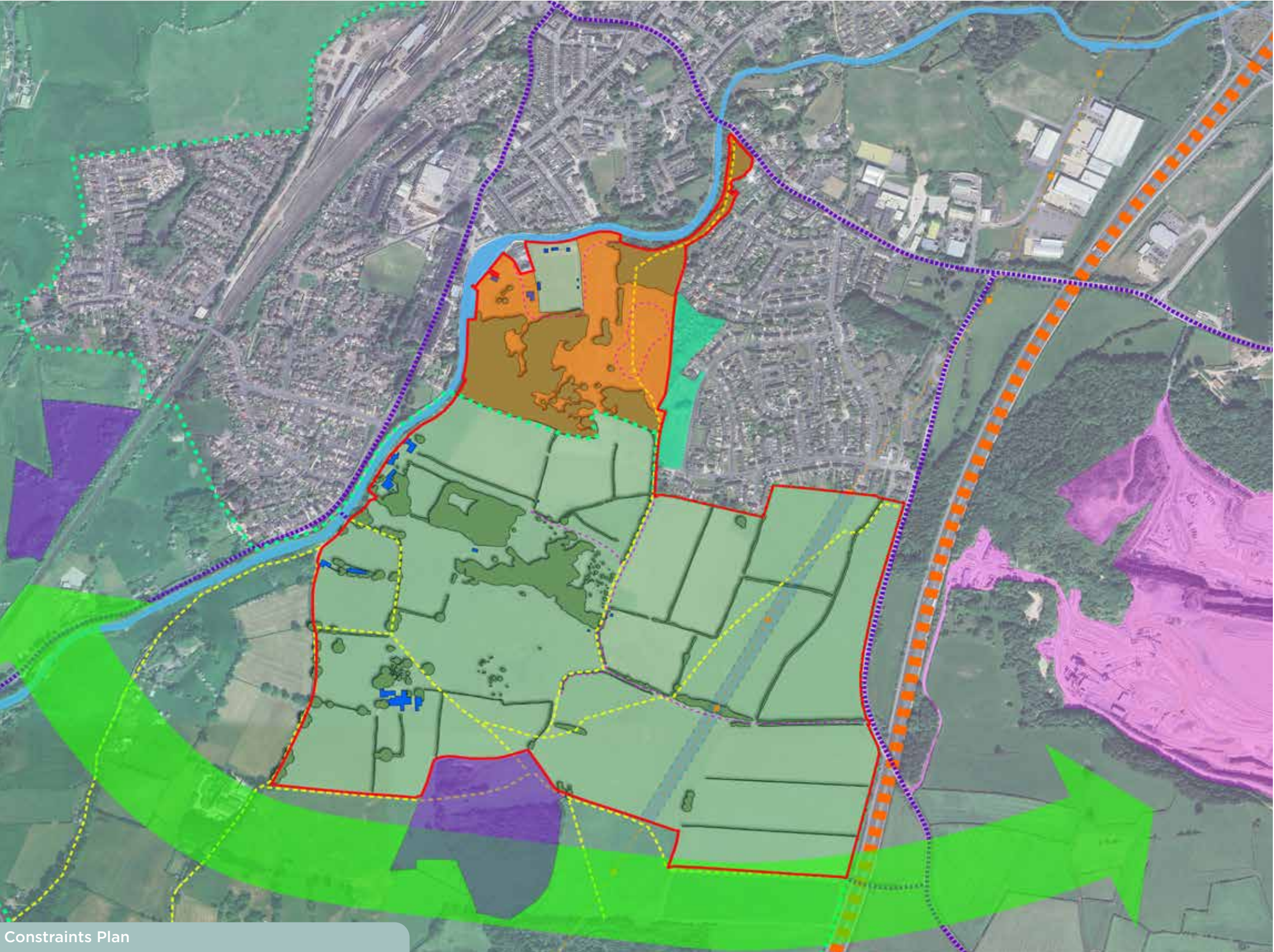
Indicative Separation from Neighbouring Villages

Lundsfield Quarry Allocated Site

Green Belt Boundary

Site of Specific Scientific Interest

Back Lane Active Quarry



Opportunities

- A significant part of the site is already allocated for residential development. Development of the Carnforth Sustainable Urban Extension will unlock a previously stalled site and deliver much needed additional new homes and employment opportunities
- Substantial opportunity to enhance existing open space on Dunkirk Avenue to act as a focal point to bring together the existing and new communities.
- Retention of appropriate existing trees and hedgerows create opportunity for the creation of instant maturity in the character of the place.
- Feasibility of creating active travel links over the canal.
- Opportunity to improve Carnforth Rangers Football Club and provide other community sports needs.
- Opportunity to enhance the access to CRFC from the north.
- Areas of mature trees and shrub planting are concentrated in the northern corner and central parts of the site, contributing to landscape structure and ecological value. These features present opportunities for retention, reinforcement, and integration within a cohesive green framework.
- Contains substantial open land with good ground conditions for development.
- Opportunity to improve connectivity for pedestrians and cyclists to provide existing and new residents access to between spaces, wildlife and biodiversity improvements.
- The limited existing ecological characteristics towards the southern boundary of the site create the opportunity for significant enhancements over the baseline position.
- Opportunity to deliver development in a sustainable location with good access to local facilities and services, all of which are within a 15 minute walk/ 10 minutes cycling distance of the site.
- Rebalance projected population decline

KEY

- Site Boundary
- Site Land Area
- Trees & Hedgerows
- Dunkirk Avenue Park
- Canal
- Existing Distribution Highway Network
- Carnforth Rangers Ground
- Nodal Point for Park



The background is a light brown color with a white line-art sketch of a city street scene. The sketch shows several multi-story buildings with many windows. Some windows have horizontal lines, suggesting blinds or curtains. A small figure of a person is visible in one of the windows. In the foreground, there are more buildings and a car. The overall style is a loose, hand-drawn architectural sketch.

03

PROPOSALS AND SUMMARY

“

Our Vision:

To create a sustainable and sensitively designed residential environment, that fosters a sense of well-being, promotes healthy lifestyles and helps reinforce the strong existing community spirit.

”



03.01 Proposed Use, Amount & Scale

Preliminary Spatial Strategy

The proposed developable land is arranged to work sensitively around the central cluster of existing trees and the overhead pylon corridor. The site is planned to accommodate a balanced mix of residential, employment, commercial uses, alongside the retention and enhancement of existing sports facilities. This spatial strategy supports the delivery of an efficient and sustainable urban extension that integrates seamlessly with the existing town of Carnforth.

The southern portion of the site is intentionally retained free from built development, forming a substantial, landscape-led ecological greenspace. This area will enhance biodiversity, reinforce the site's green infrastructure network, and create an attractive, accessible environment for both new and existing residents of Carnforth. It will also provide a clear and sensitive separation between the southern neighbouring villages of Nether Kellet and Bolton-le-Sands.

The land use proposal enables the delivery of around 1,250 new homes, integrated with commercial floorspace to support a lively, mixed-use neighbourhood.

Employment uses are strategically located to the east, creating a transitional buffer between new residential neighbourhoods and ongoing quarrying activity.

The proposed residential development land will be a mix of homes for young people and also elderly care living.

The development will contribute towards zero carbon homes by 2030

Improving the Blue and Green infrastructure by 10% enhancing ecological value.

KEY

Site Boundary

Land Area

Indicative Development Area
(Residential, Public Open Space/BNG,
Existing/Enhanced Sports Facilities
and Commercial Uses)

Potential Employment Land

Green Belt Land

Dunkirk Avenue Park

Vehicular Access Points



03.02 Socio-Economic Benefits

Economic Benefits of the Proposed Development

Development of the sustainable urban extension as envisaged by MADE's development proposals would create valuable economic benefits during the construction and operational phases, and through employment opportunities which would generate fiscal benefits across both the local and regional economy. Economic benefits associated with the development include:

Operational benefits

Direct and Indirect Employment

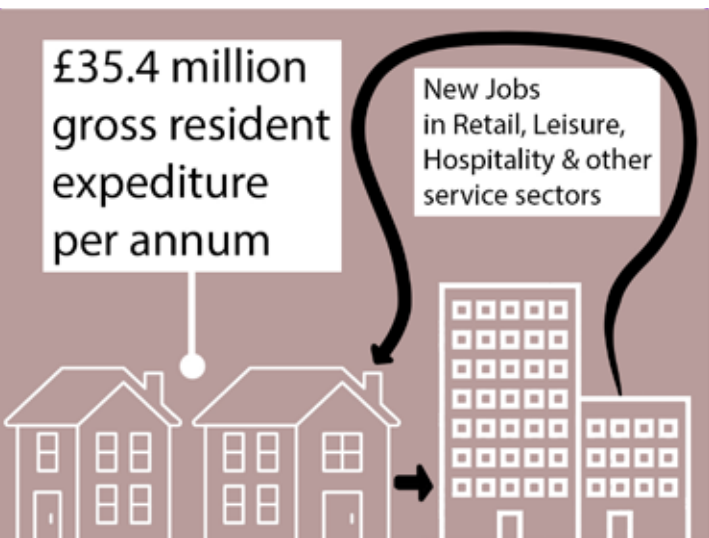
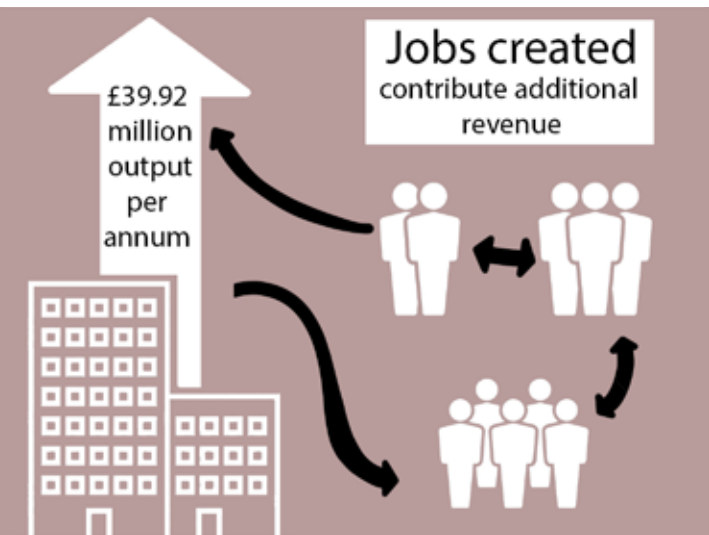
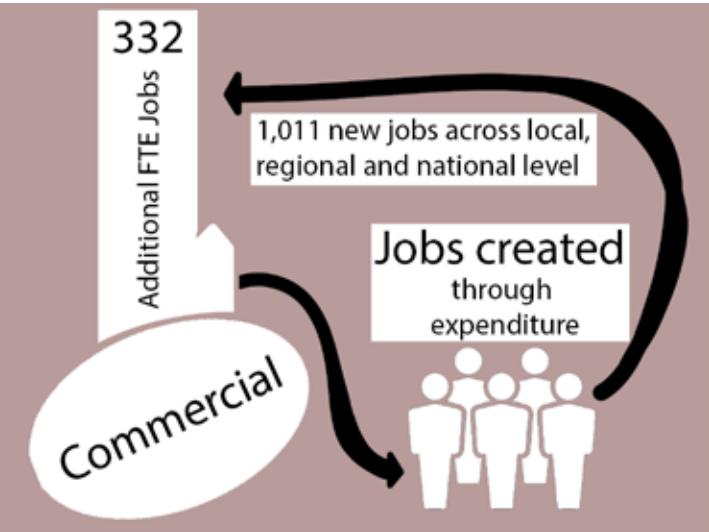
- The commercial floorspace proposed as part of the scheme will generate 332 net additional direct FTE jobs once the site is fully occupied.
- 678 FTE 'spin off' jobs will be created through expenditure of the firms in the supply chain and the expenditure of employee's wages on goods and services.
- The development could support 1,011 direct and indirect FTE jobs across a local, regional and national level.

Economic Output

- The commercial element of the scheme will contribute significantly to economic output levels and generate £39.92 million in economic output per annum once complete and operational.
- The indirect and induced jobs created will also contribute additional GVA of around £66.3 million per annum once complete and operational, bringing the direct, indirect and induced GVA to a total of £106.22 million in economic output.

Residential Impacts

- The scheme will deliver circa. 1,250 much needed new homes in Carnforth, including affordable housing provision.
- New residents could generate £8.02 million of first occupation expenditure, providing an immediate boost to local businesses and services in Carnforth.
- The scheme could generate a total of £35.24 million gross resident expenditure per annum.
- Additional expenditure is likely to go towards a range of products and services to support a further 140 FTE jobs in retail, leisure, hospitality and other service sectors.

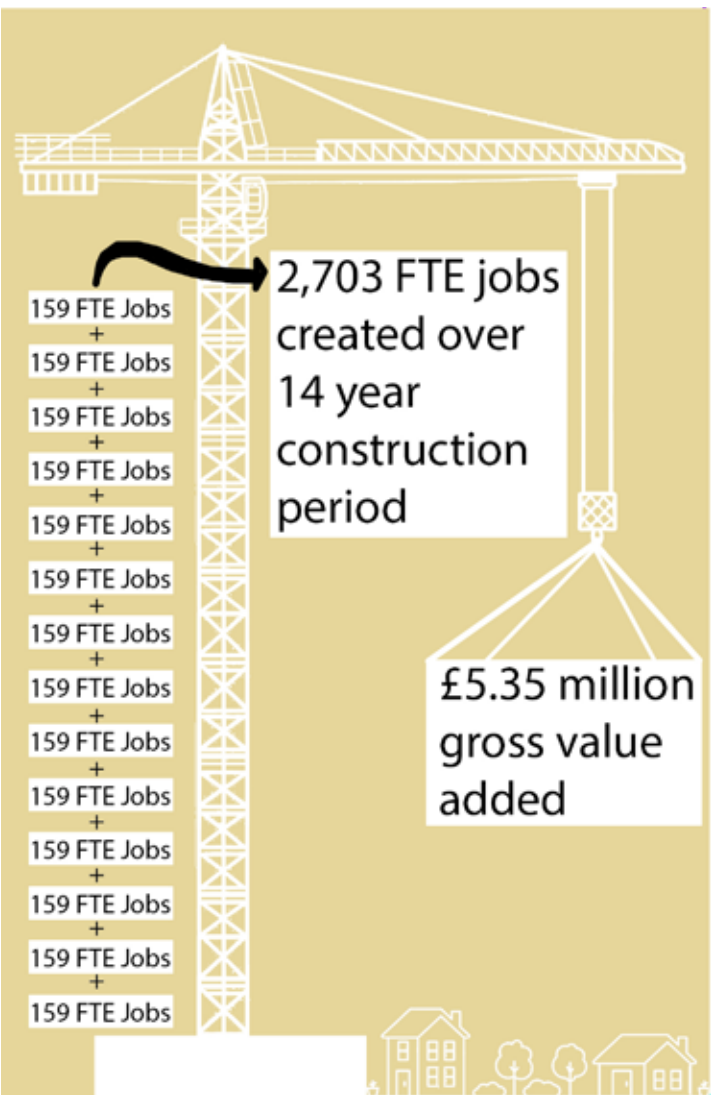


Construction benefits

159 net additional full time equivalent [FTE] jobs created each year over an estimated 14 year construction period.

412 direct, indirect and induced FTE jobs through the supply chain on average, during the construction period.

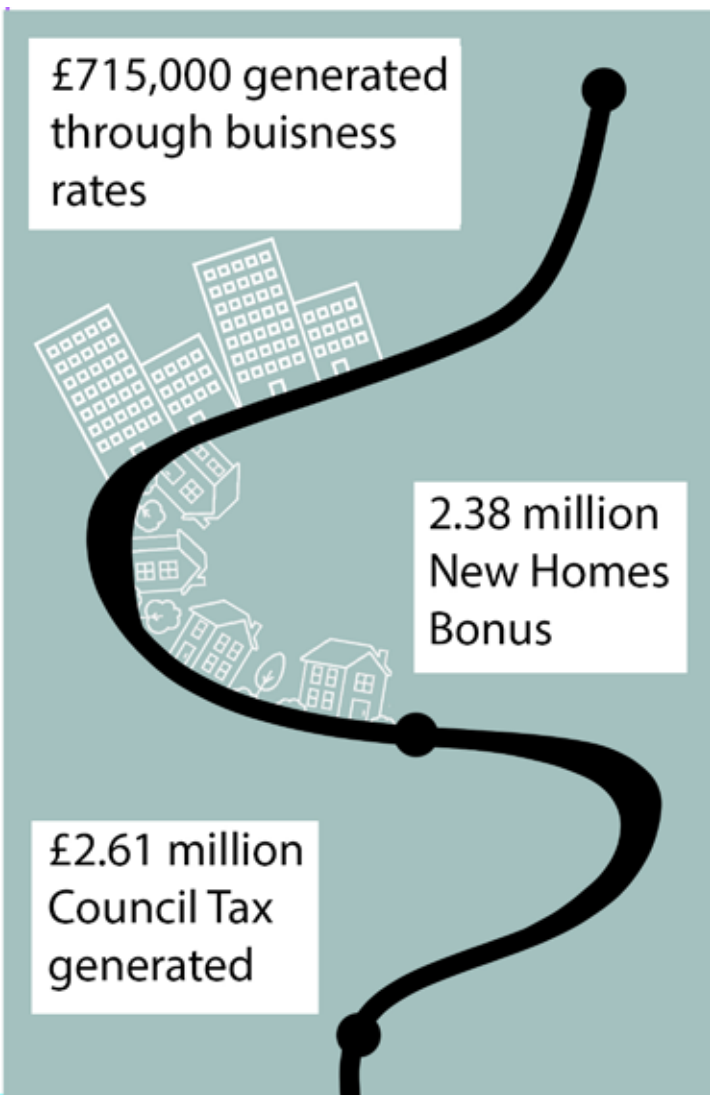
£5.35 million of net direct Gross Value Added [GVA] per annum generated through direct construction activity.



Fiscal Benefits

Development of the urban extension would provide a boost to Lancaster City Council's revenue base through:

- Additional Council Tax generating around £2.61 million per annum.
- New Homes Bonus generating £2.38 million per annum.
- Business Rates generating £715,000 per annum.



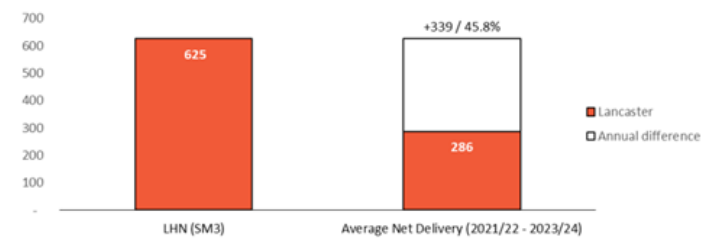
Wider Benefits of the Sustainable Urban Extension

Meeting Increased Housing Need

Delivery of the urban extension will help support housing delivery in Carnforth and Lancaster more generally. The National Planning Policy Framework [NPPF] (December 2024) set out an overarching commitment to deliver sustainable development. Paragraph 11 of the NPPF states that plans should “meet the development needs of their area” and “as a minimum provide for the objectively assessed needs for housing and other uses.”

The new Standard Method [SM3] identifies an increased housing need of 625 dwellings per annum [dpa] for Lancaster. This is above the annualised average target of 522 dpa within the existing Local Plan (albeit below the 2024/25 – 2028/29 target of 685 dpa) and significantly higher than the average delivery of 286 dwellings per annum between 2021/22 and 2023/24 within the District. This requires an increase in annual housing delivery of around 339 or +45.8% (i.e. over existing rates) to ensure delivery meets the identified need.

Figure 1: Local Housing Need and Average Net Housing Delivery in Lancaster



Source: MHCLG (2025)

With a target of 625 dpa under SM3, the 1,250 dwellings identified for the Proposed Development would help contribute towards 13.9% of the yearly dpa target over its 14.4-year build period, helping the Council to meet its increased housing need target. More widely, it will also contribute to wider NPPF objectives including building a strong local economy and supporting a vibrant and healthy community in Carnforth.

Supporting Future Population Growth

Delivery of this urban extension will address the population imbalance currently faced in Carnforth and help support economic growth and prosperity in the settlement.

As identified by the ONS data, trends demonstrate that the number of older people has rapidly increased at the same time as overall population levels have declined, with a reducing level of young and working-aged people. Looking forward, this trend places Carnforth on a knife’s edge whereby local services are at risk of increased pressure; without more working-aged people and families in the area, this may see businesses and jobs depart, further declining public finances and making it harder to attract people to live in Carnforth.

Delivery of the urban extension to Carnforth would prevent this imbalance by providing more housing which will contribute to establishing a more sustainable pattern of population growth by attracting more families and working-aged people, providing local jobs, and encouraging investment into Carnforth.

Meeting Policy Ambitions

From a socio-economic perspective, the urban extension to Carnforth will help meet wider policy ambitions:

- **Help deliver a high-quality housing offer** whilst improving affordability for residents, improving housing affordability challenges, and supporting the creation of a balanced housing market that can meet the needs of the growing population, in-line with Policy SO2 of the adopted Lancaster Local Plan. Similarly, the NPPF24 emphasises that local authorities should “meet the development needs of their area” (paragraph 11). Where a local authority has under-delivered over the past three years, local authorities should also identify a sufficient supply of sites (paragraph 78). The Proposed Development not only helps meet the development need but will also help in a context of under-delivery.
 - **Contribute towards a thriving local economy** by providing additional employment floorspace and creating 758 operational direct FTE jobs, which will help support Policy SO1 of the Local Plan to secure business investment and create 54,000 new FTE jobs by 2031. It is likely that a significant proportion of the jobs created would be taken up by people from Carnforth which would significantly boost the local economy. Furthermore, the increased spending power of residents as a result of the investment in this development in Carnforth would result in significant indirect GVA to be created and result in sustaining and creating jobs in services and facilities in the settlement (i.e. retail and leisure).
- In addition, the UK Government published a revised NPPF in December (2025), open for consultation until March 2026. This proposes that substantial weight should be given to the economic benefits of commercial development proposals particularly where this allows businesses to invest and supports wider economic visions and strategies. The Proposed Development will help create high-value roles, deliver business investment, and create supply chain benefits which will likely support small and medium-sized businesses. This will align closely with both the Lancashire Growth Plan and UK Government’s Industrial Strategy.
- **Improving existing community facilities** by enhancing Carnforth Rangers Football Club and delivering open space improvements. As part of this, MADE proposes to work closely with Carnforth Rangers to enhance and extend existing facilities. Through this, the development will assist the Football Club in increasing membership and attracting further spectators through improved capacity. By improving facilities and ensuring more people can participate and make use of them, this will help to secure the viability of this prosperous and

ambitious club in the long-term, preserving a key pillar of the community and ensuring that it can continue to have a strong local presence into the future. This is not only an important goal locally but is in direct alignment with the objectives of Policy SO4 of the Local Plan which supports development proposals which promote community health and improve facilities which can ensure people are able to live healthier lives.



03.03 Summary & Conclusions

Rationale for Development

The site should be allocated for mixed use development in Lancaster's new Local Plan for a wide range of reasons. The Site represents an excellent opportunity to deliver sustainable development in Carnforth, a location already earmarked for development within Lancaster's current Local Plan. The Site is not subject to any environmental or technical constraints that would prevent development coming forward. Development of the site will:

- Deliver 1,250 much needed new homes to make a valuable contribution to address Lancaster's increased housing needs.
- Promote a sustainable pattern of development due to its relationship with existing services in Carnforth.
- Provide a mixed housing offer, including provision for older persons.
- Contribute towards Zero Carbon Homes by 2030.
- Deliver commercial floorspace to meet identified and future employment needs.
- Improve the quality of accommodation available in Carnforth to meet modern needs and energy standards.
- Generate a range of economic benefits including direct jobs during construction, supply chain jobs, direct and indirect GVA, Council Tax contributions, Business Rates and New Homes Bonus.
- Deliver social value through provision of public and private open space, quality walkable greenspaces and apprenticeships.
- Align with Lancaster City Council's economic policy context and aspirations for the Carnforth.
- Deliver housing to address imbalances in Carnforth's existing stock but improving affordability ratios and affordable housing over the Plan period.
- Deliver 10% BNG and create enhanced areas of ecological value.
- Improve connectivity to Carnforth and promote active travel routes within the development itself.
- Improve and enhance facilities at Carnforth Rangers Football Club.



Summary



The land to the southeast of Carnforth represents a highly sustainable, well-connected and deliverable opportunity to support the long-term growth of Carnforth and the wider Lancaster district. The site's strategic location, strong relationship with existing infrastructure, services and public transport, and its ability to accommodate a comprehensive mix of uses make it a logical and appropriate location for a high-quality urban extension.

The vision for the site is underpinned by a landscape-led and design-focused approach that responds sensitively to its environmental, heritage and community context, whilst delivering meaningful social and economic benefits. The proposals seek to create a distinctive new neighbourhood that is fully integrated with Carnforth, reinforcing existing connections and strengthening the town's role as a sustainable and attractive place to live, work and visit.

The deliverability of the Carnforth Sustainable Urban Extension is strongly reinforced by the proactive and constructive engagement taking place with key landownership interests. Ongoing dialogue with landowners has established a clear and shared understanding of the development vision, land assembly requirements, and infrastructure coordination needed to bring the scheme forward in a comprehensive manner. This collaborative approach reduces the risk of fragmented delivery and demonstrates that there are willing parties aligned with the strategic objectives of the proposed allocation. Early discussions regarding phasing, access principles, and servicing strategies further indicate that there are no fundamental land control barriers that would prevent development from progressing within the anticipated plan period.

In addition, positive engagement with Carnforth Rangers Football Club represents an important component of the site's social infrastructure considerations. Continued discussions create opportunities

to integrate sports provision, safeguard community assets, and explore potential enhancements to local recreational facilities as part of the wider masterplanning process. This relationship not only supports policy objectives around healthy, active communities but also shows that existing stakeholders are being meaningfully involved in shaping growth. Such cooperation reduces potential objections, builds local support, and provides confidence that community-facing elements of the extension can be delivered alongside housing and infrastructure, strengthening the overall viability and deliverability of the scheme.

Collectively, the development will deliver the following key outcomes:

- A high-quality residential neighbourhood providing a wide range of housing types and tenures, including homes for families, younger people and older residents, helping to meet identified housing needs and improve affordability.
- A genuinely mixed and balanced community, supported by new employment land capable of accommodating a range of modern business uses, helping to retain and attract working-age residents and support local economic growth.
- A strong landscape and green infrastructure framework, retaining and enhancing existing landscape features, delivering biodiversity net gain, and providing accessible green spaces for recreation, amenity and ecological value.
- Excellent connectivity and sustainable movement, with enhanced pedestrian and cycle routes, integration with existing public rights of way, improved access to public transport, and

opportunities to promote active travel within and beyond the site.

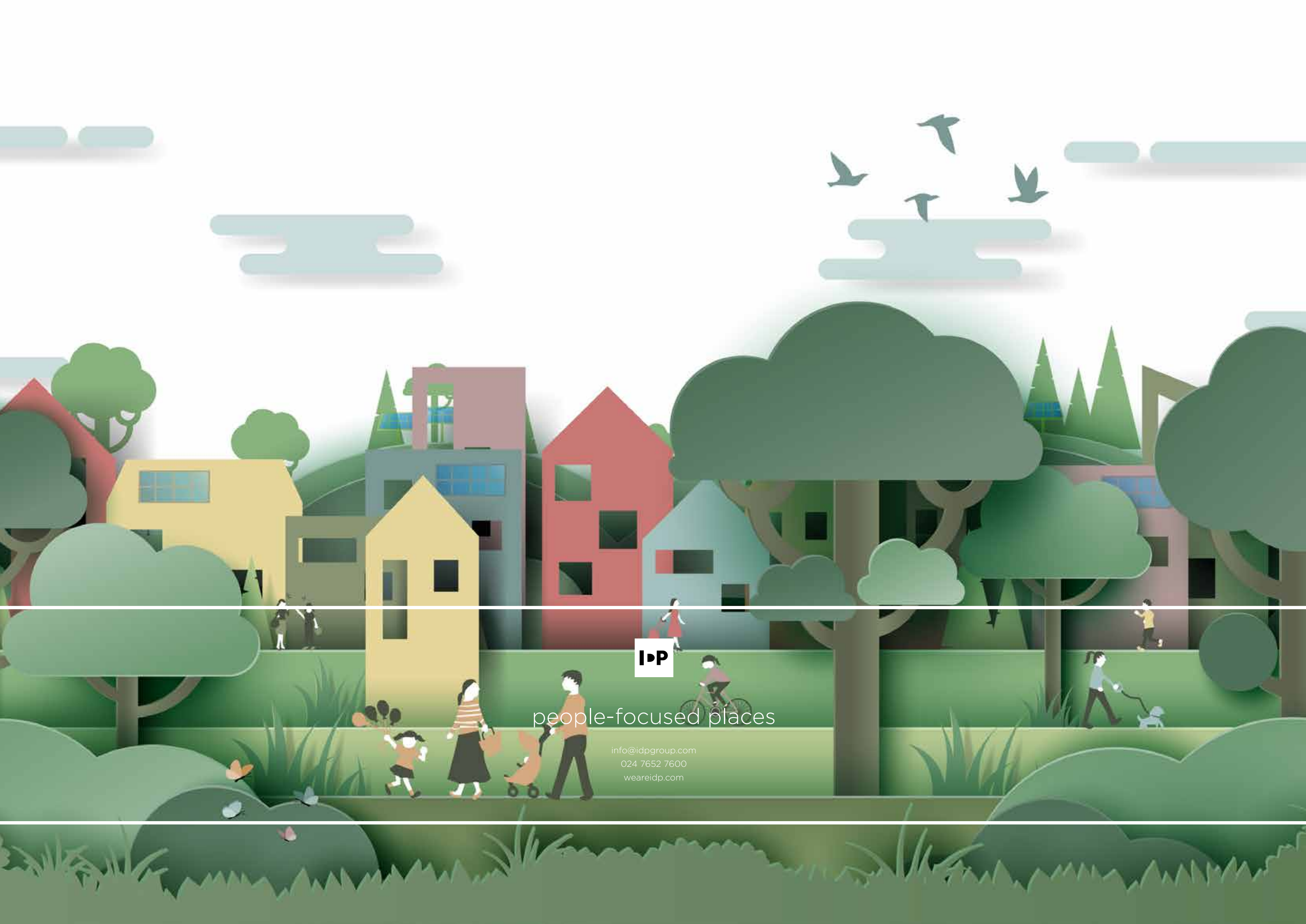
- Enhanced community and recreational facilities, including improved and expanded facilities for Carnforth Rangers Football Club, new open spaces, and a centrally located park and play area to bring together new and existing communities.
- A sensitive and well-structured urban form, informed by local landscape character, heritage considerations and established settlement patterns, ensuring appropriate transitions to neighbouring villages and the surrounding countryside.

The proposals are strongly aligned with the objectives of the emerging National Planning Policy Framework and Lancaster City Council's new Local Plan, particularly in relation to significantly boosting housing supply, supporting long-term economic growth, optimising the use of land, and securing high-quality placemaking. The site is capable of being delivered in a timely and phased manner, with sufficient flexibility to respond to changing needs over time.

In this context, the land southeast of Carnforth represents a sustainable, policy-compliant and highly credible opportunity to deliver growth in the right location. Its development would make a substantial contribution to meeting housing and employment needs, strengthening community infrastructure, and creating a high-quality place that will serve Carnforth and the wider district for generations to come.

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people-focused places

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