

# **OUR PARISH – OUR FUTURE – OUR PLAN**



## **THE CATON-with-LITTLEDALE NEIGHBOURHOOD DEVELOPMENT PLAN NEEDS YOUR HELP NOW!!!**

**You don't need to read everything!!**

**Signpost and source of questions next page**

*Attribution for cover picture: The copyright on this image is owned by **David Medcalf** and is licensed for reuse under the [Creative Commons Attribution-ShareAlike 2.0](#) license.*

## **You don't need to read everything:**

**Most important:** Sections 5 and 6, especially the coloured boxes and **questions** at Please reply!

Our info, the survey etc: Section 4

Most interesting: Section 3

If you want to know: Sections 1 and 2: Why a neighbourhood Plan and how it's done

Also see the file: **Neighbourhood Plan Glossaries and Appendices** for maps, tables, previous feedback, definitions etc at:  
<http://www.catonvillage.org.uk/neighbourhood-plan>

**Questions available** for on line use at: <https://www.surveymonkey.co.uk/r/CWLPOL>  
for printing and paper use, download file "**Full Neighbourhood Plan Questions**" at: <http://www.catonvillage.org.uk/neighbourhood-plan>  
Return to Victoria Institute or Londis/Post Office by 14.00h on the 16<sup>th</sup> March

**Why not open the Neighbourhood Plan and your chosen questions at the same time to help answer them easily?**

**Please Reply by: 16<sup>th</sup> March at 14.00 hours**

# CONTENTS

## Section

1. Introduction and Rationale
2. A Neighbourhood Development Plan:
  1. What is it?
  2. How long will it take to prepare?
  3. Progress to date
3. Background
4. Issues Identified
5. Vision and Objectives
6. Policy Issues:
  3. Planning policy background
  4. Summary of key planning issues for Caton-with-Littledale and possible options:
    1. Conserving and enhancing the outstanding landscape and natural environment
    2. Protecting the historic environment and settlement character
    3. Providing new homes, especially affordable homes, of appropriate types, sizes and tenures to meet local needs
    4. Encouraging high quality design and sustainability of new development
    5. Supporting a sustainable local economy
    6. Protecting and improving local community facilities and services, including recreation
    7. Improving local infrastructure
    8. Managing flood risk and water quality
7. Next Steps and Monitoring the Plan

## Glossary

### Terms and Abbreviations

- Supplement 1: Approaches to Development – Site Allocation(s)
- Supplement 2: Approaches to Development – Settlement Boundaries (Envelopes)
- Supplement 3: Approaches to Development – Village Centre Boundary(ies)
- Supplement 4: Approaches to Development –Criteria Based Approach

## Appendices

- Appendix 1: List of Relevant National and Local Policies
- Appendix 2: Other References including for the Forest of Bowland AONB.
- Appendix 3: Maps
1. Caton-with-Littledale Parish Boundary
  2. Landscape Character Types
  3. Underlying Solid Geology of the Parish of Caton-with-Littledale
  4. Sites Of Conseration Value

5. Historic Landscape Character Types
6. Brookhouse Conservation Area
7. Public Rights of Way in Caton-with-Littledale Parish and surrounding areas

Appendix 4: Listed Buildings in Caton-with-Littledale Parish

Appendix 5: Residents Favourite Views in Caton-with-Littledale

Appendix 6: Caton-with-Littledale Previous Reports and Current Meetings, Surveys and Consultations used for the NDP

Appendix 7: Appendix 7: Caton-with-Littledale Residents' Feedback from Public Meetings

Appendix 8: Planning Approvals in Caton-with-Littledale Parish since 2011

## SECTION 1: Introduction and Rationale

### Why do we need a Neighbourhood Development Plan?

Caton-with-Littledale Parish enjoys a strong community feel shared between its villages, hamlets and the surrounding rural area. It lies entirely within the Forest of Bowland Area of Outstanding Natural Beauty (AONB), has the River Lune along its northern boundary and is adjacent to the famous Crook o' Lune immortalised in one of JMW Turner's paintings. The Conservation Area in Brookhouse, listed buildings and interesting place names illustrate its interesting history and character. This community - supported by shops, businesses, public houses, churches, schools and other facilities - and the beautiful landscape (including the moors, farming and rich biodiversity) are well worth preserving (*see Sections 3 & 4*). However, **all communities have to develop over time in order to meet their needs and remain sustainable. There will be many opinions in the Parish about these issues and how such development should take place.**

Nationally, there is a housing shortage. Additional national planning issues include energy production, resources, transport, infra-structure and flood prevention. The government has required Councils to plan for a large increase in house building. Lancaster City Council (LCC) has to meet these perceived needs and to develop an appropriate local infra-structure for the wider area and economy. These important requirements can be challenged, but include all Parishes. **Therefore all Parishes are expected to work with these wider development perspectives. LCC has been updating its Local Development Plan Document (DPD) and aims to finish this by the end of 2017** after appropriate consultation.

Private land owners and developers are also involved. There have been a number of recent developments and planning applications in the Parish including Moor Platt, the area off Sycamore Road and the Bargh TNT Garages site on the A683. Local people have expressed mixed views about these developments, but have had relatively little influence on the outcomes. **An important question therefore is: How can local concerns have a greater influence on the planning process?**

The Forest of Bowland AONB has important roles [*Countryside and Rights of Way (CROW) Act: 2000; Section 85*] in protecting and enhancing a sustainable environment for landscape, bio-diversity, local businesses including tourism, housing and community. **Sections 88 & 89 of the CROW Act require publication of a Management Plan for each AONB, which are statutory policy documents of each Local Authority. The fundamental principle underlying this is that any new development within an AONB that has a materially adverse impact can only proceed where it is demonstrated that it satisfies an over-riding national need that cannot be met elsewhere. All development is expected to conform to a very high standard of design, to be in keeping with local distinctiveness, and should seek to conserve and enhance the AONB's natural beauty.** Amongst other things, the AONB should therefore comment on any major development plans eg: the proposed plans in the Parish for the Bargh TNT Garages site on the A683 from an early stage. However, the AONB does not necessarily cover all of an individual Parish's needs.

**A Neighbourhood Development Plan (NDP, see Section 2) can help identify local issues and needs, complement and strengthen the role of the AONB, and can influence decisions of LCC's planning department particularly if it is sufficiently advanced by August 2017 to be considered as part of the LCC Development Plan Document (above). Therefore:**

**Your input is needed NOW**

**to form**

**Caton-with-Littledale's Neighbourhood Development Plan.**

## SECTION 2: A Neighbourhood Development Plan

### 2.1 What is a Neighbourhood Development Plan (NDP)?

2.1.1 Neighbourhood planning lets our community decide what our needs are and how we want Caton-with-Littledale Parish to develop during the next 15 years in order to meet those needs. This process includes housing, businesses, services and leisure facilities alongside the landscape we live in. Once adopted, this plan must be considered by Lancaster City Planning Office when deciding any planning decisions in the Parish (below). An NDP therefore carries much greater weight for our Parish in determining future planning outcomes than any existing mechanism - including the previous Parish Plan (2005). An NDP can also complement and strengthen the role of other statutory consultees, such as the Forest of Bowland AONB.

2.1.2 There are some things an NDP must be consistent with, some things it cannot do, and a lot of things it can influence. (*Guidance on Preparing Neighbourhood Plans, Neighbourhood Development Order, and Community Right to Build Orders. Lancaster City Council: Sept 2014.*) The main points are summarised here:

#### Our NDP

- **must:**
  - have regard to the National Planning Policy Framework (NPPF, 2012), and therefore
  - support the strategic development needs set out in Lancaster District adopted Core Strategy (2008) and within their Development Plan Document (2011-2031). *Note: a new Local Development Plan is due to be adopted by the end of 2017.*
  - Take note of the Forest of Bowland Area of Outstanding Natural Beauty Management Plan April 2014 – March 2019
- **cannot:**
  - be a “no growth” agenda, nor a “veto” against development taking place.
- **is or can be:**
  - a statutory document once adopted and therefore must be consulted by the planning office when deciding planning applications
  - as simple or wide ranging as the community chooses provided this relates to local planning issues – we need your advice (see below)
  - the result of a series of community consultations (Section 2.2)
  - able to influence what types of homes are built including the proportion that are affordable, in private ownership or have other tenure arrangements. It can also influence aspects of the style and appearance of housing. Similarly particular types of business / employment developments may be encouraged both in the built up areas and in farms where these enhance sustainability. In some cases, NDPs specify where such developments can occur, though the process of adopting the NDP may then be longer (below). Desired leisure developments, enhanced facilities, infrastructure and the preservation of the character of the Parish with its biodiversity and landscape can be emphasised. Where the opportunity arises, funding for such items may be linked to a particular planning development eg: for houses.

2.1.3 Production of an NDP takes some time (Section 2.2). However, in our case an NDP will have greater effect if it can be included in the consultation for the new LCC’s Local Plan DPDs which are expected to be adopted at the end of 2017. **That means the Caton-with-Littledale NDP needs to be sufficiently advanced and preferably complete by August 2017 to be most effective.**

2.1.4 A number of approaches can be taken when addressing building development. These include one or more of:

- Site Allocation(s) (which needs an extra round of consultation and more time)
- Defining Settlement Boundaries (Envelopes)
- Defining Village Centre Boundaries
- A Criterion Based approach

These approaches are summarised with advantages and disadvantages in Glossary Supplements 1-4 of this document. We need your help to decide which is right for Caton-with-Littledale bearing in mind the time constraints mentioned above (2.1.3).

2.1.5 Despite an NDP being restricted to planning matters alone, it is still useful to put forward your views on important matters not related directly to planning as our Parish rarely has the opportunity for wide consultation. Therefore this opportunity should be taken to declare your current and future needs. Those not relevant to the Neighbourhood Plan (eg: buses) can still provide useful information for your Parish Council to use in the future. Therefore put everything down and we will use what we can in the NDP, and use the rest to inform the PC about its plan for action.

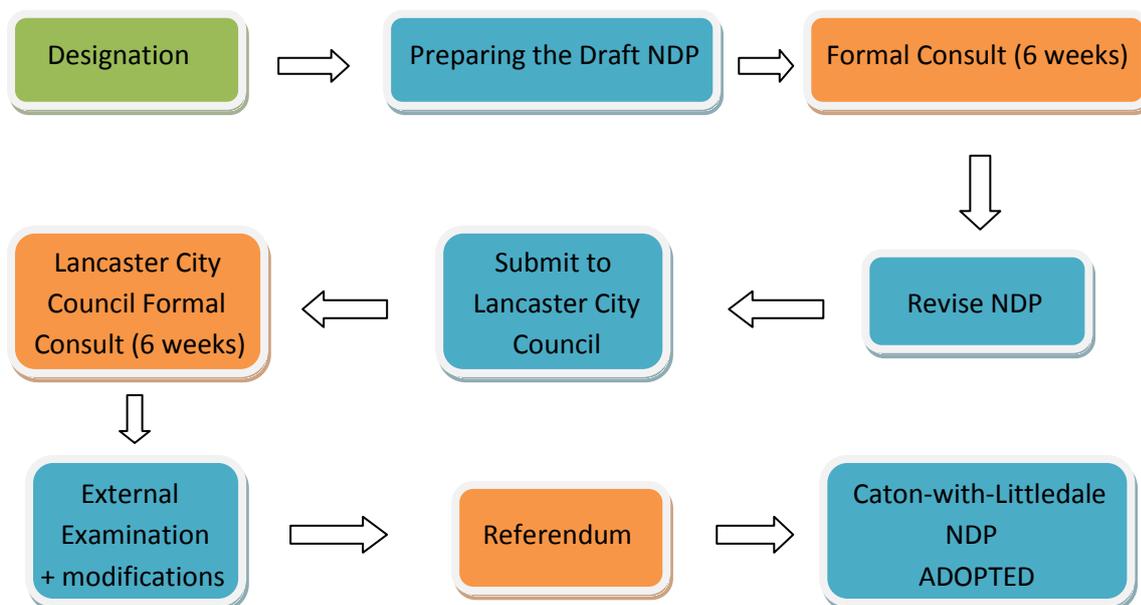
## 2.2 How long will it take to prepare a Neighbourhood Development Plan (NDP)?

2.2.1 NDPs must be prepared in accordance with a procedure set by government.

2.2.2 Caton-with-Littledale Parish has been designated as the area covered by our NDP, and we are currently preparing an initial draft plan (see Section 2.3)

2.2.3 This procedure must include two six week periods of formal consultation with the Parish on the Draft Plan, and will culminate in a referendum in the Parish on whether the NDP should be made part of the statutory development plan for Lancaster District.

**Figure 1: The Neighbourhood Development Plan Process**



2.2.4 If we choose to allocate sites for development in the Parish (*See Section 2.1.4 and Glossary Supplement 1*), this would add an extra 6 week cycle of consultation plus the preparation time to the process.

## 2.3 Progress to date:

- 2.3.1 Caton-with-Littledale Parish Council applied to Lancaster City Council for designation of our Parish for Neighbourhood Planning in March 2015 and was formally designated on the 2<sup>nd</sup> July 2015. (*see Map 1*)
- 2.3.2 On the 9<sup>th</sup> October 2015, a public meeting was held in the Victoria Institute to assess support for developing an NDP and identify possible project leaders. Some initial ideas and concerns to include in a potential NDP were gathered.
- 2.3.3 Professional advice was obtained from Kirkwells at a public meeting on 24<sup>th</sup> February 2016 concerning the funding and running of the NDP project. This resulted in the appointment of Kirkwells to help run the project.
- 2.3.4 The Parish Council has obtained a Government grant to cover consultancy and other project costs.
- 2.3.5 A Steering Group has been set up, with 3 Parish Councillors and about 9 other residents. Any local person who wants to join the Steering Group would be very welcome. Our consultant from Kirkwells (Claire Bradley) attends some meetings.
- 2.3.6 The Steering Group is currently producing an initial Draft Neighbourhood Plan, using:
- Previous Parish information and surveys, particularly the Village Appraisal 1992, REAL Report 2002, and Parish Plan 2005.
  - Comments received from the Public Meetings in October 2015 and February 2016 above
  - Relevant National, District and other official planning policies and procedures drawn together with help from Kirkwells
  - An advisory session on 15<sup>th</sup> September 2016 from Elliot Lorimer representing the Forest of Bowland AONB
  - Comments received from an informal consultation and advertising session at the Parish Christmas Fair, 12<sup>th</sup> November 2016
  - Two surveys (one for adults and one for young people) that was published and advertised for Parishioners to complete between November 2016 to January 2017 (using Survey Monkey on line, or using paper copies). [*Available on Caton-with-Littledale website*].
  - Information on the National Community Land Trust Network and related bodies for alternative ways of building affordable and other types of homes. Meeting in Wray presented by Andy Lloyd ([www.communityhousingprojectdevelopment.uk](http://www.communityhousingprojectdevelopment.uk)) and hosted by Lune Valley Rural Housing Association Ltd.
  - The steering Group welcomes comments and suggestions at any stage.
- 2.3.7 We emphasise that this is a document that will be used to shape the Draft NDP for Caton-with-Littledale. This first consultation is there for you to guide us and help us change and refine the document so that it is appropriate to the Parish using your views. It will also help us formulate some questions we need your help with. WE EXPECT IT TO CHANGE.
- 2.3.8 We aim to be sufficiently advanced and preferably completed in August 2017 so that our NDP can also inform the Lancaster District DPDS that are currently in preparation.

## SECTION 3: Background

- 3.1 Caton-with-Littledale is a rural parish in the Lune valley (*Map 1*) near Lancaster comprising four distinct settlements: Caton, Brookhouse, Caton Green and Littledale, and large areas of beautiful open countryside. The view from the nearby Crook O' Lune is famously immortalised in one of JMW Turner's paintings.

### History

- 3.2 Mesolithic flints found locally show that the area was occupied by hunter-gatherers soon after the end of the last Ice Age and hut circles in Littledale show that herdsmen were living here before the Romans arrived when Romano-British farmsteads were established and the Romans built a road up from Lancaster to Burrow.
- 3.3 A village grew where the road was joined by the track from Littledale. The village took shape from around 650 AD and Caton is recorded in the Domesday Book of 1086. It is thought Caton may have been named after a local chief, 'Katti-tun', or from the Saxon 'Cae-ton' or 'hedged town'. The first record of a church is from 1230.
- 3.4 Over a thousand years ago the parish boundaries in the Lune valley were laid out so that each village had its share of the riverbank, fisheries, water meadow for grazing, the lower slopes for plough land and the moors for summer grazing. Caton-with-Littledale Parish still follows this plan, extending from the River Lune to Ward's Stone (561m) on the Bowland Fells and covers 3397 hectares.
- 3.5 By the 12th century much of the village had been acquired by Cockersands Priory. Their extensive records show that Caton was already a flourishing village by this time, mainly agricultural but beginning to diversify. A cross bow maker, a miller, a brewer, a smith, a carpenter, a hawker and a market trader are recorded along with specialised agricultural workers such as a beekeeper and a shepherd. There was already a dam on Artle Beck at Gresgarth which powered a fulling mill for cleaning wool and a corn mill.
- 3.6 In the 18th and 19<sup>th</sup> centuries the Parish was transformed by the industrial revolution. The mill race fed from Artle Beck at Gresgarth was harnessed to power up to 8 mills producing cotton, bobbins, silk and flax, the latter particularly for sailcloth. By Nelson's time Caton was one of the major suppliers of sails to both the Royal Navy and the Merchant Navy. The hamlet of Town End grew to service the mills.
- 3.7 The Post Office eventually had problems with the wide area of the 'Caton' address and arranged with Lancashire County Council to formally split it into two villages, calling Old Caton 'Brookhouse' (after Brookhouse Hall) and Town End becoming 'Caton'. This explains why Caton Green is no longer next to Caton but has Brookhouse in between.
- 3.8 The population grew substantially following the construction of the Turnpike Road along the valley in 1812 and the arrival of the railway in 1850. The railway opened the area for tourism in Victorian times, as witnessed by JMW Turner's paintings of the Crook O' Lune.
- 3.9 Between the wars the villages grew very slowly with some housing on Copy Lane built in the 1930s. After the Second World War the Fell View estate was built and considerable new housing development occurred in the 1950s and early 1960s. In the late 1960s the planning policy changed to preserve the character of the village and only in-fill housing development was permitted. A clear 'green belt' between Caton and Brookhouse has been maintained

and some old mill complexes have since been converted for housing or business use. In 2014, a disused old people's home in the centre of Caton was demolished and a modern housing development built.

## Landscape

- 3.10 The entire Parish lies within the Forest of Bowland AONB, a designated Area of Outstanding Natural Beauty. Reasons for designation included: the grandeur and isolation of the upland core; the steep escarpments of the Moorland Hills; the undulating lowlands; the visual contrasts between each element of the overall landscape; the serenity and tranquillity of the area; dark skies at night; the distinctive pattern of settlements; the wildlife of the area; and the landscape's historic and cultural associations.
- 3.11 The Forest of Bowland AONB Landscape Character Assessment describes 14 Landscape Character Types, 7 of which fall within Caton-with-Littledale parish (*Map 2*):
- A. Moorland Plateaux
  - B. Unenclosed Moorland Hills
  - C. Enclosed Moorland Hills
  - D. Moorland Fringe
  - F. Undulating Lowland Farmland with Wooded Brooks
  - I. Wooded Rural Valleys
  - J. Valley Floodplain
- 3.12 Particularly relevant characteristics of the Caton (F4) Landscape Character Area, which includes the villages of Caton and Brookhouse, are:
- A patchwork of small to medium pasture fields deeply incised by wooded brooks and river gorges;
  - A network of hedgerows and stone walls delineate field boundaries;
  - Scattered farmsteads and clustered villages;
  - Panoramic, open and framed views northwards across the wide floodplain of the River Lune; and
  - To the south, the dramatic rising profile of the moorland hills forms the skyline backdrop to views.

## Geology

- 3.14 The geology of the Parish is varied and scientifically interesting (*Map 3*). Rocks are predominantly millstone grits, sandstones, shales and siltstones from the Carboniferous period 340 million years ago, contrasting with the limestone north of the River Lune and in the Yorkshire Dales. The river tributaries demonstrate geological features including a fault line, best seen in Artle Dale Gorge, and glacial melt-water channels and erratic stones.
- 3.15 There are two Regionally Important Geological Sites (RIGS) within the Parish (*Map 4*).

## Biodiversity

- 3.16 The varied landscape results in a rich ecology with a variety of habitats designated at local, regional, national and European levels all or partly within the Parish (*Map 4*) including:
- A Special Area of Conservation and part of a Special Protection Area (both of European importance);
  - 2 Sites of Special Scientific Interest (SSSIs); and
  - 14 Biological Heritage Sites.

- 3.17 Artle Dale and Littledale support oak and birch woodlands and within the lower parts of the valleys, woodlands are dominated by oak and ash, with birch, wild cherry, alder and rowan. A rich ground flora and steep wet flushes support many notable species - Artle Dale is important for its bryophyte communities with over 160 species recorded. The woodlands provide habitats for a wide range of species, including badgers, foxes, bats, pied flycatchers, redstart, tree pipit, tawny owl, great spotted woodpecker and sparrow hawk.
- 3.18 The mosaics of upland habitats such as heather moorland, grass moor, wet flushes and springs, blanket bogs, semi-natural woodlands and unimproved grasslands support many species of notable upland wildlife such as merlin, hen harrier and curlew.

## Historic Environment and Buildings

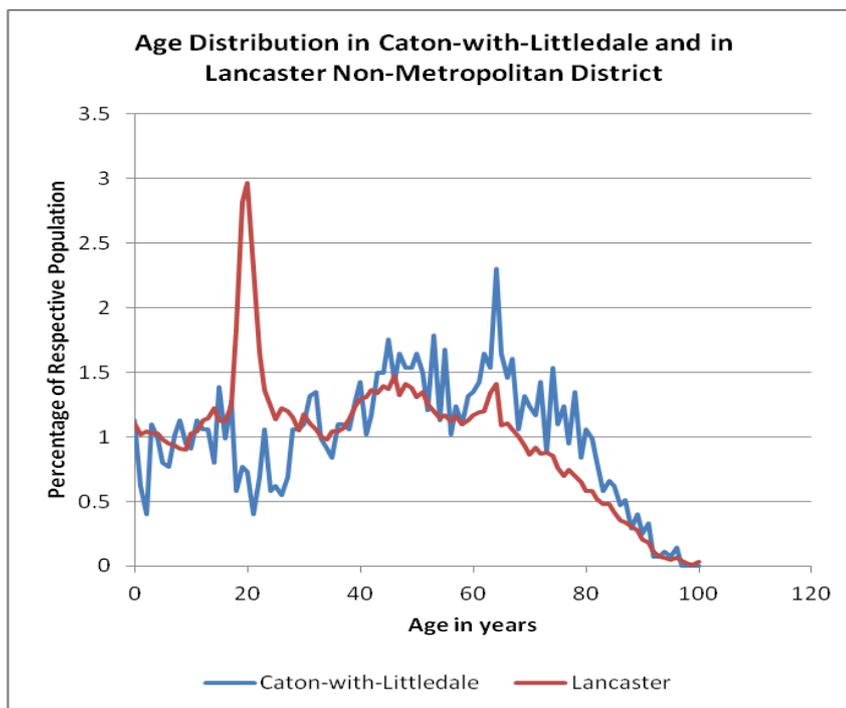
- 3.24 Scattered farmsteads in the open countryside remain the most conspicuous buildings in the wider landscape. All older buildings are stone walled with either stone slated roofs or later, the blue slate of 19th century rebuilding. The earliest houses retain small stone mullioned windows and the headstone over doorways is often dated with the initials of the owner. The houses are thick walled and low lying, making best use of what shelter the landform of the farm can offer. Additional shelter is often provided by small farm woods or plantations.
- 3.25 Evidence of historic land use is strong; field patterns with traditional boundaries were established during successive periods of enclosure between the sixteenth and nineteenth centuries. Ancient Enclosure (*shown in purple, Map 5*) and Post-Medieval Enclosure (*shown in orange, Map 5*) is concentrated within the lowland valleys and farmlands. Field boundaries are typically dry stone wall in higher ground and either hedges or stone wall at lower levels. The stone types and construction vary according to the underlying geology. Many historic features for sheep management still exist.
- 3.26 The historic centres of Brookhouse and Caton are both distinctive and contain traditional vernacular stone buildings. Brookhouse is the older settlement with a mixture of traditional predominantly gritstone cottages centred around St Paul's Church and the Black Bull pub. Caton contains mills and millworkers cottages as well as buildings and features associated with the principal transport routes along the valley.
- 3.27 There are 53 Grade II or II\* listed buildings in Caton-with-Littledale parish (*Appendix 4*).
- 3.28 The centre of Brookhouse was designated as a Conservation Area in 1981 (*Map 6*). The Conservation Area Appraisal states, "*Brookhouse is a small rural village with medieval origins. The Brookhouse Conservation Area, focused on St Paul's Church, abuts open countryside to north, south and east ... comprises well over 50 dwellings, the majority of which date from c.1650-1900. These historic stone-built dwellings (detached, semi-detached and in short rows) combine with a 19th century church, school and chapel to create a place of special historic interest with a strong local identity.*"



**Map 6: Brookhouse Conservation Area**

## Housing

- 3.29 The population of the Parish at the time of the 2011 census was 2738.
- 3.30 There is a reasonable balance of age groups in the Parish, although the population is gradually ageing with a significantly greater proportion aged 45y or more than in the Lancaster Non-Metropolitan District (*Census data 2011*):



- 3.31 The most recent housing information for Caton-with-Littledale is taken from the 2011 Census and the Lancaster rural villages report. These sources show a clear distinction between the rural housing stock and the Non-metropolitan District for the following information presented in three tables using data updated on 31-01-2013 (*North West and National figures omitted, percentage values calculated*):

**Table 1: Accommodation Types (QS402EW):**

Accommodation Type (Households) (Number / % of total)	Caton-with-Littledale		Lancaster	
	Parish		Non-metropolitan District	
All Households	1219	100.0	57822	100.0
Unshared Dwelling; Total	1219	100.0	57620	99.7
Unshared Dwelling; Whole House or Bungalow; Total	1161	95.2	47951	82.9
• Unshared Dwelling; Whole House or Bungalow; Detached	357	29.3	10658	18.4
• Unshared Dwelling; Whole House or Bungalow; Semi-Detached	580	47.6	21948	38.0
• Unshared Dwelling; Whole House or Bungalow; Terraced (Including End-Terrace)	224	18.4	15345	26.6
Unshared Dwelling; Flat, Maisonette or Apartment; Total	56	4.6	9199	15.9
• Unshared Dwelling; Flat, Maisonette or Apartment; Purpose-Built Block of Flats or Tenement	38	3.1	6593	11.4
• Unshared Dwelling; Flat, Maisonette or Apartment; Part of a Converted or Shared House (Including Bed-Sits)	10	0.8	2075	3.6
• Unshared Dwelling; Flat, Maisonette or Apartment; In Commercial Building	8	0.7	531	0.9
Unshared Dwelling; Caravan or Other Mobile or Temporary Structure	2	0.2	470	0.8
Shared Dwelling	0	0.0	202	0.3

**Table 2: Number of Bedrooms per Household Space (QS411EW):**

Number of Bedrooms / Household (Number of households / % of Total)	Caton-with-Littledale		Lancaster	
	Parish		Non-metropolitan District	
All Household Spaces With At Least One Usual Resident	1219	100.0	57822	100.0
No Bedrooms	2	0.2	122	0.2
1 Bedroom	71	5.8	5887	10.2
2 Bedrooms	320	26.3	17491	30.2
3 Bedrooms	552	45.3	23730	41.0
4 Bedrooms	199	16.3	7768	13.4
5 or More Bedrooms	75	6.2	2824	4.9

**Table 3: Tenure Type of Each Household Space (QS405EW):**

Type of Tenure of Households (Number of households / % of Total)	Caton-with-Littledale		Lancaster	
	Parish		Non-metropolitan District	
All Households	1219	100.0	57822	100.0
Owned; Total	975	80.0	39999	69.2
• Owned; Owned Outright	600	49.2	20890	36.1
• Owned; Owned with a Mortgage or Loan	375	30.8	19109	33.0
Shared Ownership (Part Owned and Part Rented)	7	0.6	367	0.6
Social Rented; Total	93	7.6	5762	10.0
• Social Rented; Rented from Council (Local Authority)	82	6.7	3629	6.3
• Social Rented; Other Social Rented	11	0.9	2133	3.7
Private Rented; Total	127	10.4	10929	18.9
• Private Rented; Private Landlord or Letting Agency	106	8.7	9915	17.1
• Private Rented; Employer of a Household Member	6	0.5	87	0.2
• Private Rented; Relative or Friend of Household Member	12	1.0	796	1.4
• Private Rented; Other	3	0.2	131	0.2
Living Rent Free	17	1.4	765	1.3

**In summary**, these data show an excess of large (3 or more bedroom) whole house or bungalow unshared dwellings that are owned in Caton-with-Littledale compared to the Lancaster District. Conversely there is a deficit of smaller 1 or 2 bedroom houses in the context of an older population that often needs to down-size and a smaller group of young individuals needing affordable or starter homes.

### **The Local Economy**

- 3.32 A combination of large scale shopping facilities elsewhere and modern technology has seen some local businesses close or move in recent decades. These include 2 banks, a butcher, a florist, and a stationery shop. SJ Bargh Ltd's (Road Haulage) TNT Garage moved to Lancaster and the site on the A683 is planned for housing.
- 3.33 However, the 2011 census estimated that at least 70 businesses operated within the Parish including many farmers, retailers, small businesses and self-employed people operating from their own homes. There are 3 main business areas at Brookhouse centre, Caton centre and Willow Mill which predominantly employ people living in the Parish or nearby.

**Table 4: Examples of Businesses within Caton-with-Littledale Parish include:**

Retail and Small Businesses	Work from Home
<ul style="list-style-type: none"> <li>• Post office</li> <li>• Londis convenience store</li> <li>• Co-operative store</li> <li>• Pharmacy</li> <li>• Bridal wear shop</li> <li>• 2 hairdressers</li> <li>• Sandwich shop</li> <li>• Chinese take-away</li> <li>• Cruise / holiday Company</li> <li>• Accountancy Firm</li> <li>• A firm of architects</li> <li>• Funeral directors</li> <li>• Plumbing &amp; Heating, Building Works and Decorating Business</li> <li>• A branch of Bay Vets</li> <li>• 3 public houses</li> <li>• A petrol station with vehicle sales &amp; repairs</li> <li>• A small Plant Hire business</li> <li>• Baby &amp; Toddler Group</li> </ul>	<ul style="list-style-type: none"> <li>• Web-design</li> <li>• An Architect</li> <li>• A Houseclub Estate Agents</li> <li>• Fitted kitchen / household design and fitting business</li> <li>• Painter &amp; Decorators</li> <li>• Joiner &amp; Building Contractor</li> <li>• Plasterer</li> <li>• Plumbing &amp; Heating business</li> <li>• Chimney Sweep</li> <li>• Fireplace &amp; Chimney installation</li> <li>• 2 Blinds businesses, 1 also doing curtains</li> <li>• Stone walling</li> <li>• Arboriculture / Tree care</li> <li>• landscape / garden designer</li> <li>• A landscaping business</li> <li>• Gardeners</li> <li>• A turf, driveways, paving and fencing business</li> <li>• A garage door, shutter &amp; gates supplier / security business</li> <li>• Self-catering accommodation</li> <li>• House cleaners</li> <li>• A taxi service</li> <li>• Cycle mechanics</li> <li>• Dog-walkers</li> <li>• Dog grooming</li> <li>• Musical instrument retailer</li> <li>• Music teachers</li> <li>• Massage businesses</li> <li>• Beauty business</li> <li>• Mobile hairdresser</li> <li>• Driving teacher</li> <li>• Crafts</li> <li>• Cookery &amp; Catering</li> <li>• PA Services</li> <li>• Financial Advisor</li> </ul>

3.34 In addition, a number of Council and Health services offer employment in the Parish including the Highways Depot and offices on the A683.

3.35 There is a wind-farm on Caton Moor with 8 turbines hosted by one farm.

3.36 The majority of people employed elsewhere work fairly locally - typically within Lancaster and Morecambe, but a small percentage work further afield commuting daily.

## **Community Facilities and Services, including Recreation**

- 3.37 The following important Parish facilities and services also provide local employment:
- Caton Health Centre (branch of Queen Square Surgery)
  - Hillcroft Nursing Home at Caton Green
  - A residential centre for addiction treatment at Littledale Hall
  - 2 Primary Schools – both with pre-school facilities
  - A thriving village hall (The Victoria Institute) with community IT facilities and small community library
  - 5 churches (one Church of England, one Baptist, two Methodist and one Roman Catholic)
- 3.38 Children travel to a wide range of secondary schools in Kirkby Lonsdale, Lancaster Carnforth and Milnthorpe.
- 3.39 There is a church hall and scout hut (for Cubs, Beavers, Rainbows, Brownies, Scouts and Guides) close to St Paul's Church and a popular Scout and Guide camp for visiting troops in Littledale.
- 3.40 A mobile library visits Caton and then Brookhouse every 3 weeks.
- 3.41 Regarding recreation, facilities include:
- bowling green and a large sports field (also used for the Village Gala) behind The Station public house in the centre of Caton;
  - small sports hall and playing fields with 2 junior football pitches hosted at Caton County Primary School;
  - outdoor public play and activity area for children aged up to 14 years on Fell View green, Caton;
  - Activities including badminton, dance and keep fit groups and a range of social groups for all ages at the Village Institute, which has a sprung floor
  - Tennis club
  - Extensive network of Public Rights of Way ( Map 6).
  - Concessionary footpaths, cycle and bridle ways, some introduced as part of the wind-farm with parking at the top of Quarry Road. Open Access Land is mainly at the top of Littledale on Clougha.
  - The River Lune Millennium Park along the disused railway track from Lancaster to Bull Beck car park, a real asset for walkers, horse riders and cyclists both within the Parish and from outside.
  - The North Lancashire Cycleway and North Lancashire Bridleway also use part of this route and some minor roads through the Parish, encouraging visitors to the village.
- 3.42 The village has been twinned with the French community of Socx, near Dunkirk, since 2008.

## **Infrastructure and Flood Risk**

- 3.43 Caton-with-Littledale has a Parish Council (12 councillors), two representatives on Lancaster City Council (Lower Lune Valley ward) and is in the Lancashire Rural East Division of Lancashire County Council. It is within the Lancaster and Fleetwood Parliamentary Constituency.

- 3.44 The Parish Council has recently instituted an emergency plan to cover major events including future flooding. An emergency generator is available for the Victoria Institute to be used as an emergency centre / shelter.
- 3.45 Regarding Broadband availability:
- BT Open Reach is striving to upgrade its provision throughout, but appears to have capacity issues. This is copper based and slower than fibre-optic types.
  - B4RN high-speed fibre-optic broadband network is available to some businesses and residents. Currently this includes Caton Green, some of Littledale, Moorside and Forge Mill. Discussions are under way on how to bring B4RN to more central parts of the village.
  - Many properties are still awaiting connections.
- 3.47 A printed bulletin called *The Link* is published every month except August and is delivered to most homes. A well-maintained village website is provided by the Parish Council along with a Facebook page called "Linking Caton and Brookhouse". The *Lancaster Guardian* Community News has regular items from the village.
- 3.48 Roads and Traffic: The zebra crossing on Hornby Road has helped make pedestrians feel safer. There are speed cameras on the A683, and the police do regular speed checks too. The Parish Council operates SPiDs (warning drivers of their speed) from time to time on other routes, especially Quernmore Road and Brookhouse Road. Many parts of the village are now 20 mile-per-hour zones.
- 3.49 Car and Cycle Parking: There are two public car parks (Station Road and by the Pharmacy) in Caton. There is also parking outside the Londis/Post Office on Sycamore Road, Brookhouse and at the Bull Beck Picnic Site on the A683. Several businesses have their own car parks for their customers or users, including the three pubs, the Health Centre, the Victoria Institute and Willow Mill. Cycle racks are available in outside the Victoria Institute and by the Sycamore Road shops in Brookhouse. The Parish Council intends to provide racks at the Caton shops in 2017.
- 3.50 Public Transport: In April 2016, Lancashire County Council withdrew its subsidies to Stagecoach for many bus services, including the 80/81 along the Lune Valley which serves the villages. This has resulted in the withdrawal of Sunday and evening services, and a reduced day-time timetable.
- 3.51 Flood Risk: Storm Desmond caused extensive flooding in the Parish affecting a number of houses, farms and businesses on the flood plain of the River Lune and along the Artle Beck and Bull Beck. In addition many areas were affected by surface water run-off, particularly buildings at Low Mill, Forge Mill, and Copy Lane. This demonstrates that water flow and drainage needs careful attention and improvement.

## SECTION 4: Issues Identified

### Introduction:

- 4.1 This Neighbourhood Development Plan (NDP) acknowledges it needs to:
- be in keeping with the National Policy and Local District Planning Policy
  - maintain sustainability
  - preserve and/or enhance the quality of this Parish as an integral part of the FOB AONB and that a higher standard of planning and design is justified and required in an AONB than outside it. In particular, National Planning Policy (see Section 6: 6.3.1) clearly directs that major developments should be refused and occur in other areas unless there are exceptional circumstances to overturn this.
- 4.2 This Section addresses the evidence for local development need and of local wishes in the context of the AONB and wider area. Section 6 will weigh the National, District and Local requirements together to establish Policies from our Vision and Objectives.
- 4.3 Evidence is drawn from previous: previous Parish Reports and from Current Meetings, Surveys and Consultations used for the NDP (*Appendix 6, Post-it note feedback information Appendix 7*). Relevant information from Lancaster District Council Planning Office is included. In due course the feedback from formal Public Consultations on the Caton-with-Littledale NDP will be included with appropriate amendments to the NDP.
- 4.4 Many of the issues raised previously remain active in current feedback, although developments in the Parish and nearby between times may have influenced their priority.

### Landscape and Natural Environment

- 4.5 Appreciation of and protection for the natural environment has been a strong feature of all previous reports in all age groups. Thus, the Parish Plan (2005) noted: *“that residents ..... appreciated the special character of the Area of Outstanding Natural Beauty, and ..... the central principle must always be borne in mind that our countryside, its plants and animals and the complex relationships they have with one another, are fragile and need particular care in their preservation.”*
- 4.6 Enhancing environmental issues was clearly thought to be important for both the built up and rural parts of the Parish: 67% of 1287 responses (*Parish Appraisal survey, 1992*) thought there should be special nature reserves in the village / Parish for wild flowers and animals. There were strong responses in favour of maintaining or extending hedges and for protecting small woods and lone trees. Requests for more trees, cleaning water ways and producing a village pond were suggested. In 2002, there was significant concern for the loss of wild flowers and birds.
- 4.7 The environment was mentioned spontaneously during recent NDP public meetings (*Appendix 7*) despite primarily discussing development issues, eg: need for good environmental planning with any development; keep the village rural, protect the countryside (x12); ensure wildlife is protected (x4); and Crook o’Lune [valued] (x3).
- 4.8 The November 2016-January 2017 Residents’ Surveys confirmed very strong support for maintaining and enhancing the natural environment and for the FOB AONB.
- Q5 “What do you like about your village?” very strongly advocated the rural location and beautiful scenery / countryside including access to it from a village with friendly community spirit.

- For Q 16 94.9% rated the countryside around the village very important, 4.7% quite important and just 2 replies not at all important or “dependant on location, not that important if on outskirts”.
- In “Any other comments on the Forest of Bowland, landscape and countryside?” one comment seemed to sum up the many: *“We are undoubtedly privileged to live in such a beautiful landscape including moorland, farmland, sloping valley sides, wooded tributary valleys of the Lune and the Lune floodplain itself. Walking and cycling are very important local pastimes and the Parish has an excellent network of paths and bridleways that local people (and visitors) clearly value enormously. Birdlife is abundant. Therefore, maintaining the rural environment in a manner that reflects the special statutes given to the AONBs is critical to the landscape legacy we leave to younger and future generations.”* There were many calls to preserve it, to protect green fields from development use brownfield sites, to keep the dark starry skies at night, to enhance the wildlife areas and keep the *“wonderful patchwork of varied habitats”* including woodland. Some commentators also wanted to get rid of the windmills.
- The extensive list of favourite views with comments volunteered (Q 15) also support the value attached to this landscape.

#### 4.9 **Green spaces** in and around the villages are all consistently strongly valued.

Past reports and surveys showed:

- 67% of 1287 responders (Village Appraisal 1992) wanted *“special nature reserves in the village/Parish for wild flowers and animals.”*
- IN 2002 (REAL report) had no specific questions, but young people liked the cricket pitch (Station Field), lots of space, Big field for football, the park, big trees to climb, the beck, wildlife and pets. Adults in the wish tree and stick a star approaches wanted a village pond.
- In a petition (> 500 signatures, door to door visits) to save the grounds of Moor Platt when it was for sale, more than 95% of respondents wanted the grounds preserved as a village green (*personal communication, Chris Kynch*).

Current information shows:

- Spontaneous “post-it note” ideas from the two NP meetings clearly value green spaces and in some cases wanted additional ones creating, including allotments. Feedback examples include where building should and should not occur as well as more specific reference to green spaces in environment, leisure, views etc. (*Appendix 7*). One controversial issue (3 for, 6 against) at the November 2016 Consultation was possibly building houses between Caton and Brookhouse [*discussions at the display table suggested a wider desire to keep the 2 villages separate with their own identities and the green space in between, as had been mentioned in October 2015 - DW*].
- The November 2016 – January 2017 Residents’ Survey asked (Q 14) for free text answers to “Which green spaces in Caton-with-Littledale matter to you and your family?” and over 90% responded. About 25% valued “all of them” with or without specifying favourite(s). The next top four sites were the Gala field / Station field; open space / fields along the Artle Beck separating Caton and Brookhouse; Fell View /Caton Playground; and the Cycle path (*River Lune Millennium Park*). Other sites: See survey results, link in Appendix 2.

Where given, reasons for keeping green spaces include sports and leisure especially for children, well-being and enjoyment of residents and visitors, and wildlife / wildlife corridors.

## Historic Sites and Buildings

- 4.10 This topic was not directly addressed in any of the reports or surveys to date, and therefore can only be inferred from other commentary. These all show the heritage is valued and developments should be in keeping with it:
- In 1992, there was a call for parts of Caton to be made a Conservation Area as occurred for Brookhouse in 1981 (943 / 1295 responses, 73%).
  - There are widespread calls disliking modern developments (such as Moor Platt) and design uniformity that does not fit the character of the villages expressed through Parish Council meetings, verbal and “post-it note” responses at NDP public meetings and in free text answers to the November 2016 – January 2017 survey. Similarly some of the comments on recent new build planning applications to the LCC Planning Office have reflected this eg: both the Moor Platt and more recently Bargh site developments. A greater desire for vernacular design is noted.
  - The same sources and the favourite views (*Appendix 5*) like the local fields, boundaries and the farms in the Parish, as well as wanting to keep the character of the villages as they are.
  - Favourite views requested as part of the NDP process include many historic features within older parts of Brookhouse, Caton, Low Mill, and wider views encompassing them. (*Appendix 5*). Some quotes from the 2016-2017 survey encapsulate the values attached to them: *“all are important, that’s why I came to live in Caton. If it becomes more developed and loses its village feel I will likely move.”* and *“I love the view in all directions, it’s a beautiful part of the country and the buildings are picturesque too, so fit in well with the backdrop of the countryside.”*

## Housing

- 4.11 External influences mean we have to be consistent with current District and National Planning Policy that requires more houses to be built. LCC is producing a Local Plan: Strategic Policies & Land Allocations Development Plan Document (DPD) and consulting on this to achieve between 13,000 and 14,000 new homes over the next 15 years, largely due to demographic change. There is a priority for starter homes. We note that the majority of housing development is anticipated to be in large blocks adjacent or near town sites, although some development is needed elsewhere. In that context, the 2011 Housing Needs Survey identified eight rural settlements (of which Caton and Brookhouse are one) defined as “sustainable” on the basis of containing five key services (a doctor’s surgery, primary school, food shop, post office and bus stop). However, the LCC will also consider other rural settlements that contain a primary school, food shop, post office and bus stop for new residential development.

In this context (discussed in Section 6), we note recent developments:

- The Bay Gateway now eases traffic flows to Lancaster, Morecambe and Heysham.
- The current sites of major employment in the District,
- Anticipated new employment developing at or near Heysham docks, the power station and at Lancaster University.
- The successful bid (02-01-2017) for a garden village at Bailrigg, including improved access arrangements and between 3,000 and 5,000 homes over time.

Therefore - given that Caton-with-Littledale is entirely within the FOB AONB (see Section 6, point 6.3.2) – we anticipate new developments can and should be preferentially placed close to sites of employment and need rather than in the AONB. Development here should primarily be to maintain a sustainable community / Parish for all its residents, thereby

supporting the wider picture (including that of an ageing population) rather than encouraging evolution towards a “commuter settlement”.

- 4.12 Housing information from Caton-with-Littledale (see also 3.29-3.31) has been locally addressed in three surveys, but using differing questions. Responses were from:
- The 1992 Village Appraisal: 668 households 1376 individuals
  - The 2002 REAL report: 400
  - The 2016 – 17 NDP Resident’s Survey 296 all ages + 159 young persons

Relevant additional Consultation responses are in Appendix 7.

### Housing Need:

- 4.13 The 1992 survey showed a stable (74% living in the Parish > 15yrs) but slightly older population with a balanced age structure (that has aged slightly to the 2011 census). 96 (15%) of households were looking for alternative accommodation. 56% wanted to move within the Parish and 24% to within 10 miles of the Parish.

In 2002 the REAL survey asked (Q 13) about the kinds of housing the local community needs. Housing for young people (93), for the elderly (61), and affordable housing for local people (180) were favoured over large family (14) and executive (8) homes, whilst 88 said no housing was needed.

In the 2016 – 17 Residents’ Survey for Adults, Q24 & 25 clearly show greater need for smaller homes built in a variety of types suitable for both the young and elderly and with a variety of tenures especially affordable for sale and rent, 50% also wanting rented accommodation reserved for local people. Larger executive homes are not wanted as much. Putting this into a personal context, 203 / 296 replied to Q27: “If you would like to stay in the village but move to a different house, which would you choose?” Again smaller, starter home, bungalow or sheltered / retirement home when taken together exceed larger homes in 2016 – 17, although more than one answer was possible.

In broad terms this accords with LCC local housing needs predictions (2012) for the District population to 2031: “The most significant feature is the projected growth of the 65+ age group by 61.8% over the forecast period, (amounting to) 15,200 more people, over 79% of the total growth” and “Within the 65+ age group, the 85+ group shows a large increase of 138.2%, 4,700 people by 2033”. It accords with 2011 local census data on age and housing stock (Section 3: 3.30 & 3.31), with “post-it note” spontaneous feedback from NDP meetings (Appendix 7), and with comments made in the 2016-17 Residents’ Survey, namely that:

- There is an un-met need for smaller houses of various sorts
- Some of this is for starter homes, however
- A lot is for older people wanting to down-size, avoid staircases, have access to shops or have sheltered / retirement homes where their social roots are (see survey quotes below).
- This last need is likely to increase over the next 15 years for demographic reasons.

Thus: “This village does not need more large (3+ bedroom) houses. It needs 1–2 bedroom houses that can be bought”; “the trend to extending small dwellings has depleted the stock.....It is almost impossible to find a small home with a decent garden”; “I would like to emphasise the need for 2 bedroom houses to purchase at full price (not ‘affordable housing’ which is shared ownership housing)”; “would like some over 55 housing to buy like a McCarthy and Stone development”; “I think sheltered flats for the elderly would be really helpful”; “Why do you not develop more apartment buildings such as on Station Road for older residents in order to release existing houses for families?”.

Clearly more smaller homes of different types (including those suitable for the elderly) are needed in new developments to redress the imbalance seen in the Parish (Section 3: 3.30 & 3.31), rather than the current planning application requests for executive style 4 bedroom properties with some affordable/intermediate small homes only.

Affordable homes are widely requested and needed despite the high proportion of home ownership in the Parish. Part of the reason lies in the increased cost of rural housing in the District (*LCC Meeting Housing Needs SPD 2013, Ch 5*) which is exacerbated in Caton-with-Littledale because of its AONB status, transport links and falling in the catchment of so many good secondary schools. Thus, more affordable and starter homes are needed for the local community, as witnessed by Q24 and 26 answers to Q28: *“Do you know anyone who has left the village because they could not afford to live here? Or anyone who is living with family or friends when they would prefer a place of their own in the village?”* in the 2016-17 Residents’ Survey. Also there were many answers to Q29: *“Anything you would like to add on housing in the village?”* asking for affordable housing for children and grandchildren. Older residents also need help though: One answer mentions critical problems with the “bedroom tax”, another states *“I am unsure if I will be able to afford to live in the village once my child reaches 18 as the council tax will increase by 25% and also the child tax credits will stop – so I am dreading next year – how can people survive in the village with only 1% pay rises – we are a one parent family and it can be very daunting.”* There are common calls to keep houses for local people / born in the village and to keep the price / rent of larger properties low for those needing to move for a growing family. Eg: *“Why are there so few rentals available in Caton? Is the village becoming gentrified?”* and *“We are hoping to move to a family home, there aren’t many in our price bracket”*. (Appendix 7 and answers to Q 28 & 29, Residents’ Survey 2016 – 17).

All of this shows there is a current strain on keeping the community together and therefore truly sustainable. The 1992 Housing Section Q B4 also shows a need for agricultural people referring to “County farm” and “Tied” accommodation as well as other tenure types.

The balance of house type built needs shifting to produce a greater proportion of smaller, more varied homes. If not, this will encourage more in-coming families whilst losing local community members elsewhere thereby degrading the meaning of sustainability and the purpose of the AONB. Maintaining a strong sense of Community is important as shown in Q5 of 2016 – 17 survey: *“What do you like about your village?”*

The LCC enables some re-balancing. In their Meeting Housing Needs SPD 2013; Ch 4, they specify 30% affordable housing in rural developments with 10 or more dwellings, increasing on green field sites to “up to 40%”

## **Numbers of Houses:**

- 4.14 There was a consistent (1992, 2002, 2005 and current NDP process) and strong feeling throughout all surveys, meetings and feedback that the villages in the Parish were big enough and / or that any development should be very largely limited in scale to meet local needs and maintain sustainability with the strong and positive “community feel” mentioned in Q5. Elsewhere, most relevant responses acknowledged that some development was needed to achieve this, although in small developments (Q23).

91 planning consents and outline consents since 2011 have been identified in Caton-with-Littledale (Appendix 8). These should be a major contribution to expected development in the Parish.

## Siting of New Housing Development:

4.15 The following points can be made:

1. No clear area(s) for development have been defined. A very small number of responses at meetings (Appendix 7) suggested the land separating Brookhouse from Caton on Brookhouse Road, and separately land off Quernmore Road. However, more were opposed to these sites. (See also preservation of Green Spaces). There are no obvious plots for a Site Allocation exercise.
2. There is strong support for using brown field sites (as evidenced by recent support for building houses on the Bargh TNT garage site adjacent to the A683, which helped overturn the original planning decision). When specifically asked where development should go (Q22) 86% selected *"Within the village on previously developed land (brownfield sites)."* If the Highways Depot became available, this has been suggested in several surveys for houses and/or light businesses in keeping with local trades. It is on level ground close to the shops, busses and doctors' surgery, so would be an ideal site for elderly or poorly mobile residents.
3. Only a few written comments (Q 26 & 29, 2016 - 17) support dispersed building through the villages which may be part of the solution, although this would potentially change housing density and character of the villages, alter the green space balance (which residents strongly want to preserve), and lose the ability to include affordable housing in developments because of scale. This is not a clear view. When specifically asked where development should go (Q22), only about 15% selected *"within existing gardens."* More than one answer was possible.
4. In contrast, green spaces within the villages are strongly defended (See 4.9 above) to preserve the village character, well-being and wildlife. The continued separation of Brookhouse and Caton is also strongly favoured with only a 3 responses suggesting building there compared to 6 against (Appendix 7).
5. There is strong support (Survey Responses and Appendix 7) for preserving the green fields around the villages, and that ribbon development should certainly be avoided to preserve village/landscape character. When specifically asked (Q22) *"Our village will have to find space for more housing. Where should it go?"* only about 13% ticked *"on green field land on the edge of the village."* (More than one answer was allowed).
6. From the AONB perspective, visibility, sky-line and scale of developments are all important aspects of siting as well.
7. Q B4 in the Housing Section of the 1992 survey suggested possible need for agricultural/rural workers. In the 2016-17 Residents' Survey, Q11 and Q12 for farms showed 9% wanted to diversify, 49% unsure whilst 14% need to change the use of farm buildings with 60% unsure. This might include conversion to housing or business premises. Q22 (for everyone) showed 73% were in favour of conversion of redundant agricultural buildings for development. Discussions in the NDP Steering Group also support appropriate sympathetic conversion of un-used barns on farmyards for other purposes if this is necessary for maintaining security or sustainability of the farm. This needs exploration to see if planning can/should be eased. There is one written comment to this effect.
8. The NDP Steering Group has carefully considered whether a land allocation approach should be undertaken and recommends against, preferring a criterion based approach alone. Point 1 above supports this.

## Standard of Design:

4.16 AONB status requires a higher standard of design in character with the vernacular buildings and landscape. Views expressed throughout all surveys are very strongly in favour of this, wishing to preserve the character of the Parish and AONB from the many uniform / standard housing designs so often found elsewhere in the country. Points particularly supporting this are:

- The call (73%) for the centre of Caton to be a Conservation Area in 1992.
- Field boundary character (above: Landscape and Natural environment) could be reflected in villages too.
- The choices and comments on “favourite views” within the villages almost confined to traditionally built sites.
- In a petition (> 500 signatures, door to door visits) to save the grounds of Moor Platt organised when it was put for sale, a surprisingly large number called for the original building stone to be re-used for the new building(s) (personal communication, Chris Kynch).
- A very high proportion of questionnaires in the 2016 – 17 survey had replies to Q26: “People often have strong feelings about the design of new homes, .... Please tell us your views on what new homes should look like.” Many gave additional views on this topic in Q29: “Anything you would like to add on housing in the village?” These should be read, but (expressed in various ways) there was an almost uniform request for a vernacular style, many adding using local building materials; facing or building in stone; limiting to 2 storeys without steep sloping roofs or “not too high”; having variety or avoiding “bland estate houses”. Others suggested: matching colours to the area of building; not too crowded with adequate gardens and or lots of green space to keep the open village feel; enforcing AONB standards; avoid diluting standards; being ecologically sound and insulated; be low density; not contribute to flood risk; allow “creativity that is responsive to the environment”; and decent size rooms / storage space in cupboards; and with enough parking space. Three suggested specific examples of good practice (one of the new build in Arkholme, another the houses opposite the bus stop at the end of Quernmore Road, another the new terrace houses in Dunsop Bridge). Two other suggestions of building style were cited: one suggesting a modular approach to 2/3 room properties being erected on prepared sites suitable for the rental market; another suggested they “should fit in and .... some of the larger village houses in Brookhouse should be converted into flats or demolished and changed in to terraced houses as locals won’t be able to afford them”. Others asked for terraced housing. One suggested that houses should be built in stone (if the new homes are located alongside old stone properties), or something completely modern without trying to fit in as happened at Moor Platt. Indeed many cited Moor Platt as a poor example of design for the village for various reasons. Uniform blocks of reconstituted stone is not popular. One thought Moor Platt was fine. Renewable energy (solar panels, ground heating) were mentioned, as was low stone commonly seen round gardens to reflect fields nearby.

4.17 Dark skies at night are valued (2016 – 17 NP meetings and survey written responses), and the AONB needs them protected (Appendix – AONB on Obtrusive Lighting):

**“Position Statement:**

5.1 *It is considered that exterior lighting proposed as part of any new development, within or affecting the boundaries of the AONB, should be **the minimum required and only appropriate to its purpose, so as to protect the area's natural surroundings and intrinsic darkness.***

5.2 *Proposals for exterior lights should follow the AONB Guidance and Good Practice and should be able to demonstrate **that there is not a significantly adverse effect,***

*individually or cumulatively, on: the character of the area; the visibility of the night sky; biodiversity (including bats and light sensitive species); and residents, pedestrians or drivers.”*

We recommend adopting the AONB Guidance and Good Practice for this.

## The Local Economy

4.18 The local economy is essential to sustainability. This is examined under the following categories: employment; maintaining existing businesses; enabling local business expansion and start-ups; and attracting new businesses in.

4.19 **Employment:** The employment status of residents from the 2002 REAL and Q7 in the 2016-17 NDP Survey respondents showed that the largest group is retired people followed by working in full time paid employment. Self employment and part-time paid employment have both risen slightly since 2002. Unemployed and available for work remains stable at less than 1% detected (which accords with 10/1219 “household reference persons” in the 2011 census) and whilst important, does not appear to be a major community issue.

Travel to work data is available only from 1992, when 46% worked within the Parish and another 43% within 10 miles of the Parish. 7% worked between 11-30 miles and 5% more than miles from the Parish.

There is little information on the need for more local (paid employment) opportunities in the community. A small number of written comments were made in the 2016-17 Residents’ Survey covering the following topics: work needs to be available for young people /children/grand-children to stay in the village; 8 complaints about cost and frequency of busses making it difficult to work elsewhere (some young people reported to have left the village for these reasons). This is supported by 19 calls for better bus services at the public meeting in October 2015 and suggests there may be a hidden need for employment in those unable to drive. One stated “*Not enough employment opportunities*” and another “*there is a desperate need to attract new employment to Caton and Brookhouse and more shops or even a market!*”.

4.20 **Maintaining existing businesses:**

- Comments decried the loss of some businesses (banks, butchers and especially the near loss of the Post Office) and others stated no more should be lost.
- The predominant request in this context from businesses and residents was for high speed broadband, specifically B4RN, to be rapidly introduced (see infrastructure).
- One wanted somewhere to store materials, another a safe lock up for tools, and a third wanted a garage to rent.
- Two wanted re-instatement of the bus service timetables.
- Parking was not mentioned in this setting, though measures to increase trade were not specifically addressed. Neither were there any identified comments relating to the schools or farms here.

4.21 **Enabling local business expansion and start-ups:** Two sets of questions in the 2016-17 Residents’ Survey were offered: one to people who had a business in the village (Q 8 – 10), the other to farms Q 11 – 12). A further question for any other comments open to all followed (Q 13). However, numbers show that Q9 on the position of new premises was answered by a lot more people than those involved in business and should be interpreted accordingly. See also some comments in 4.22 “Attracting New Business”.

- Just under 10% of business responses want to expand their business in to another property. A similar number of farm responses are looking to diversify. Just under 40% and 50% respectively are unsure, the rest do not want to.

- For new employment/business premises in the village, around 7% wanted units within a residential development and another 7% construction of new buildings with 85% wanting conversion of redundant buildings, 11% uncertain. However, this result is likely to have been skewed (see response rate above).
- On farms 14% are likely to need to change the use of buildings, 60% are unsure and 25% do not want to do so.

This demonstrates there is a planning/development need for existing small local businesses to thrive in the village and may be part of the solution to increasing employment (not assessed). Similarly farms may need support for their developments. These are the businesses most likely to be appropriate to the Parish and its sustainability.

High speed broadband is likely to be equally relevant to this group as to maintaining businesses, and will also be to the next group.

#### 4.22 **Attracting new businesses:**

First some context: As long ago as 1992, the Highways Depot was perceived as a location suitable for light workshop development should it become available. Since then, a similar site on the A683 (Bargh's TNT garage) has become available, there were no offers for re-development for commercial uses requested by the Planning Office, and they subsequently allowed a change of use to housing development which is currently progressing. This shows there is currently no demand for such a moderate sized site, although there may be for smaller units. Secondly, the **FOB AONB has policies (and structures)** to ensure "resilient and sustainable communities" appropriate to the area and this includes businesses:

##### **Local Economy and Rural Services**

- Support the retention of services (e.g. health centres, post offices, schools, shops, public transport, public toilets and car parking) within local communities of the AONB and resist developments which would result in their loss
- Support affordable housing and workspace initiatives within the area, where development meets local housing, employment and business need and will also conserve and enhance the AONB landscape
- Support landscape-sensitive delivery of super-fast broadband and mobile telecommunication networks throughout the AONB
- Review and remain up-to-date with current rural growth and development funding mechanisms, particularly government and European Union funding programmes.
- Promote local businesses, products and services

##### **Sustainable Tourism**

- Provide one-to-one support and advice on sustainable tourism for businesses in and around the AONB
- Actively recruit and support sustainable tourism partners, Bowland Experience members and green tourism accredited businesses

The emphasis is on sustainable, appropriate and local businesses that will conserve and enhance the AONB.

##### **Local Needs:**

The 2016-17 NDP Residents Survey and meetings expressed several views in comments:

- A significant number advocating the village was large enough, does not need any more businesses – "it's not an industrial estate!", prevent urbanisation, and similar.
- At the other end of the scale, a medium-sized super market was requested by one responder in the survey and two "perhaps an Aldi or Lidl" in the post-it note feedback from the October 2015 meeting. This clearly contradicts the AONB Management Plan policy.

- In the middle (and see employment) were calls for smaller local businesses in the right area such as *“build on Parish strengths and small business types proportionate to the Parish and not become an out of town development for Lancaster.”* Specific suggestions were several for cafes / tea rooms (10 ticks in Nov 2016 public meeting alone), a Bed and Breakfast, more shops and even a market, a studio in a craft centre, and conversion of un-used farm barns. One called for home offices in gardens. Another wants to work from home but thought the rules on Council House tenants needed changing.

It is unclear what external influences might evolve to affect this, but tourism and the internet appear to provide some opportunity for local development.

### **Community Facilities and Services, including Recreation**

- 4.23 This Section really gets to the heart of the “Well-being of the community”, so starting with the *“What do you like”* and *“don’t you like about living in this village”* questions, the **facilities and services** get frequent praise particularly the GP surgery, having a post office and pharmacy, range of shops, a vet, and especially the Victoria Institute with its activities and IT room + staffing. Green spaces and wildlife are mentioned above and recreation below, though all receive praise. Some praise the availability of activities for young people.

The over whelming area of criticism is reduction in bus services and transport links for services (which falls out-with the remit of planning). However, a small number criticise loss of post office (meaning move from Caton to Brookhouse), poor quality of the pubs (one is currently being re-vamped after an independent take-over), loss of the library, and some decrying disproportionate cuts to rural areas, eg: *“when rural public and other services are cut there are no alternatives as compared with urban public services ..libraries, banks..... There are fewer accessible entertainment and sport facilities for children and young people.”* Some calls to improve the pavilion (Station Field), the Victoria Institute, and the scout hut. There were 6 other mentions for children and adolescent facilities, one for activities for women aged 20 - 50. Other single mentions include: parking at the Victoria Institute (street parking elsewhere mentioned more, including by the Baptist Church), and one saying the Victoria Institute has limited facilities compared to Halton and Hornby.

The specific question (Q18) on transport, traffic, parking, and busses was again dominated by the poor quality of the bus services, but confirmed views on parking problems especially for street parking on Brookhouse Road in Caton, and when a service/function occurred outside Brookhouse Methodist Church. However, people only wanted very limited yellow lines eg: at the Copy Lane road junction and one suggested using a one way system with Copy Lane and Quernmore Road. A very small number said parking was limited by shops.

Caton Baptist Church is looking for a new building, but cannot find a suitable alternative in the village or site.

Children want better wifi/internet connectivity throughout (presumably including mobile phones), and a new footpath between Gresgarth and Caton with maintenance of other paths.

#### **4.28 Recreation:**

Points below summarise the wide range of in- and out-door suggestions for improvement in the Parish from the public meetings in Coctober 2015 and November 2016, linked to the Adult Residents’ Survey. Note also the Young Persons Survey (weblink, Appendix 2) where there is strong support for a skate park despite many travelling to Halton to use the one there, and that this was also in the adult responses. There was also common ground for a footpath between Gresgarth and Caton Primary School in both age groups. Outdoor football

cricket and other sport facilities together with a meeting place were also commonly requested.

#### Outdoor facilities:

- Widespread and strong calls for maintaining and extending the River Lune Millennium Park (cycle way) mainly to Hornby, then Kirby Lonsdale and/or Wray and Wennington. A couple of calls for one along Quernmore Road which has heavy traffic and is difficult to overtake on yet is also part of the North Lancashire Cycleway. Improvements might also improve tourism opportunities. Several calls for more cycle racks.
- A skate Park / ramp or skate board park mentioned x21 at the November 2016 meeting and various questions in the NDP survey (Some may be duplicates).
- Calls for footpaths to be maintained and kept open, improving countryside access. There was strong support to create a public footpath from Gresgarth to Caton Community School (x8) at the public meeting (November 2016). One for an upgrade of footpaths both sides of the river from Crook O' Lune up to the public foot bridge.
- Allotments prominently supported (x8 at public meeting , Nov 2016; long track record on PC business and an active campaign group).
- Many want to protect or improve playing fields and playgrounds, especially behind the Station Hotel. Several want a new club house / pavilion there too.
- Out-door gym equipment / trim trail for adults to use while children play or trim trail (x6)
- More sports for the elderly (rounders, netball, hockey and horse riding)
- Maintain cricket bowls and tennis. (one call for a public tennis court as the club was expensive).
- Basketball space for the young
- A cycle / running track
- A 4g pitch here or in Halton / all weather court with floodlights for 5 a side football / hockey/ netball / tennis
- Unspecified sports facilities for older youth
- A dog park away from live stock
- More benches round the village.
- Public toilets for the play park x2.

#### Indoor facilities:

- Better advertising for what is there, especially at Caton Community Primary school!
- Some said there was a good balance in the village with others nearby, some the provision was fine, but there were several wanting to improve the Victoria Institute provision or have larger halls and a wide range of other suggestions of varying expense were made – several wanting a swimming pool at the top of the range. Evening activities for teenagers specified (one specifically for Brookhouse).
- Other suggestions included: A meeting place-sports hall like at Halton / upgrade or provide a contemporary village hall; upgrade the sports pavilion (Station fields); upgrade the Church Hall / Scout hut; an indoor multi-sports hall; tea rooms; gym; badminton and yoga in a bigger hall; table tennis; 6 a side football, basketball, and racket sports; indoor tennis; climbing wall; youth club; art gallery; a cinema in the Victoria Institute; more clubs / cultural groups / craft activity in the Victoria Institute.
- Note: A couple suggested combining resources to re-develop the Church Hall and scout hut into one facility, possibly combining with St Paul's pre-school to maximise resources upgrades / re-building / enlarging. Could this principle be followed more widely to achieve this and then repurpose some of the others?

The graphical display to Residents' Survey Q30 *"More development will bring increased pressure on village amenities. What do you think of these services now? And what might need improvement?"* helps to balance the overall Parish priorities in these areas. (*Appendix 2 weblink*).

The last bullet point under indoor facilities may be the most practically useful suggestion for significantly enhancing facilities through the Parish.

### **Infrastructure and Flood Risk**

- 4.29 The important issue is a need for superfast broadband, in which regard B4RN is almost always specified.
- 4.30 Car parking is mentioned above with a few calls for more. This may increase with development.
- 4.31 Many specify that new developments must all ensure adequate infrastructure is provided or enhanced to allow them to progress.
- 4.32 A small number of mentions for renewable energy and against further wind turbines are made. More information is needed to assess this.
- 4.33 In previous surveys, concern about flood risk seemed lower than in other districts in the North West. This appears to have increased since Storm Desmond and is now regarded as important – both for river flooding and for surface run off. Reducing flood risk by use of SUDS procedures in built up areas are requested, and other "slow the flow" measures elsewhere. The LCC has policies on this. The Lune Rivers Trust (a charity which has a number of members and Trustees in the Parish) can also give advice on appropriate measures.

## SECTION 5: Vision and Objectives

An NDP is required to have a vision and a clear set of objectives. The planning policies should be designed to meet the identified objectives. The vision is a statement of how you wish the Parish to be at the end of the plan period in 2031.

### Draft Vision

**Caton-with-Littledale Parish will maintain its character as four distinct sustainable and historic communities within the rural setting of the Forest of Bowland Area of Outstanding Natural Beauty (AONB). It will develop to meet its residents' needs in harmony with and proportionately to its status in the AONB, ensuring a balanced housing structure for all ages of the community whilst enhancing appropriate local business, landscape, leisure, educational, health and transport facilities so that residents and visitors continue to enjoy this special area into a prosperous future.**

### NDP Draft Aim and Objectives

#### Overall Aim:

To maintain the historic nature and landscape of Caton-with-Littledale Parish and promote proportionate, sustainable development commensurate with being part of the Forest of Bowland AONB up to 2031 in order to enhance the lifestyle of our residents and visitors. This will be achieved through the following eight objectives:

#### **Objective 1: To conserve and enhance the outstanding landscape and natural environment of Caton-with-Littledale Parish.**

The landscape and natural environment are the critical setting for the Parish, its history, parishioners' well-being and tourism. It includes the villages as well as rural areas, justifying AONB status which must be maintained. New development should be in harmony with and preserve the landscapes, views and biodiversity of the AONB and the adjacent Crook 'O Lune areas. Specifically, the 7 Landscape Character Types identified in the Parish (Section 6.1.2) alongside SSSI and Biological Heritage Sites will be protected, encouraging sustainable farming developments that will help maintain and enhance this environment and its biodiversity for the long term. The other Objectives are all subject to AONB status too.

#### **Objective 2: To protect and enhance the historic environment and settlement character of the Parish.**

Developments must achieve a high standard of bespoke design in context with the AONB status of the Parish, maintaining or enhancing its character. Building designs should reflect vernacular traditions and styles of the Parish. This includes the rural environment, views and sky-line as well as village areas. Key environmental assets (including green spaces, wildlife corridors and natural landscapes) should be maintained or enhanced.

**Objective 3: To provide new - especially affordable - homes of appropriate types, sizes and tenures to meet local needs.**

New housing development should respond positively to the local housing needs of Caton-with-Littledale Parish residents, in keeping with and proportionate to its situation in the AONB. In order to maintain a sustainable community, it is essential that new housing is provided in a suitable range of tenures, types and sizes for local people of all ages so that they can continue to live in the area in a suitable home. This includes the sensitive conversion of existing farm buildings to residential properties, particularly where this provides accommodation for agricultural workers and/or improves the viability and security of the farm.

**Objective 4: To encourage high quality design and sustainability of new development.**

All new development should be proportionate, sustainable, support local biodiversity objectives and be designed as sensitively as possible taking account of the distinctive character of existing buildings within The Parish villages and the surrounding rural area commensurate with AONB status.

**Objective 5: To support a sustainable local economy**

Appropriate new business development in the Parish will be encouraged to help ensure Caton-with-Littledale continues to prosper and meets the needs of the local community. Plans should be in keeping with the character of the area inside an AONB, support existing strengths of the Parish to enhance the rural economy and improve tourism facilities.

**Objective 6: To protect and improve local community facilities and services, including recreation**

Caton-with-Littledale's existing local facilities will be protected and investment to enhance these or provide new facilities will be encouraged, bearing in mind any existing provision in the wider area. Recreational facilities are included in this.

**Objective 7: To improve local infrastructure**

New development will increase pressures on existing infrastructure, but also offers opportunities for investment to ensure that it is successfully integrated within the Parish and community. Thus, developments should demonstrate that the most appropriate site is used and that all appropriate infrastructure (including transport, telecommunications, broadband etc) and village facilities meet the needs or are enhanced to meet the needs of the development as well as the Parish.

**Objective 8: To manage flood risk and water quality.**

All developments should employ strict measures to reduce flood risk for the future, both from surface run off and from river flow. New development in the flood plain should be avoided. Furthermore water quality needs to be protected or enhanced as part of development.

**Q1 Do you agree with the Vision for the Parish Yes / No**

**Q2 Do you agree with the Objectives for the Neighbourhood Development Plan. Yes/No**

**Q3 Please provide any comments suggesting how they could be improved.**

## SECTION 6: Key Planning Issues and Possible Policy Options

- 6.1 In order to establish how the Vision and Objectives should be met, it is necessary to determine what approach should be taken towards development in the Parish. The approach must be consistent with National and District planning policies and address key planning issues in a way that strikes a reasonable balance that is supported by the local community. Detailed policies will be required in order to make decisions about any planning applications that come forward during the plan period.
- 6.2 This section firstly explains the policy background, then examines key planning issues for Caton-with-Littledale and suggests ways in which the Neighbourhood Plan could address them. The answers to the consultation questions will help the Neighbourhood Planning Group develop full draft policies from the options and suggestions put forward here.

### 6.3 Planning policy background

The Neighbourhood Plan will be one of a number of existing and emerging plans and strategies affecting the parish including the National Planning Policy Framework, Lancaster District Local Plan documents and the Forest of Bowland AONB Management Plan.

#### 6.3.1 National Planning Policies

Local Plans must be in general conformity with national planning policies set out in the National Planning Policy Framework (NPPF) (2012). The central theme of the NPPF is a 'presumption in favour of sustainable development', which states that local authorities should positively seek opportunities to meet development needs in their area and meet objectively assessed development needs unless adverse impacts would significantly outweigh the benefits. It also states that great weight should be given to conserving landscape and scenic beauty in National Parks and Areas of Outstanding Natural Beauty, which have the highest status of protection and that the conservation of wildlife and cultural heritage are important considerations in these areas. Major development is not permitted in AONBs except in exceptional circumstances. The National Planning Policy Guidance (NPPG), which accompanies the NPPF, re-iterates local authorities' statutory duties in relation to AONBs and the need to have regard to AONB management plans, including their contribution to setting the strategic context for development by providing evidence and principles.

The NPPF offers guidance in paragraph 14 on the need for Local Authorities to base their plans and policies around the principle of sustainable development:

At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For plan-making this means that:

- Local Planning Authorities should positively seek opportunities to meet the development needs of their area;
- Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:
  - any adverse impacts of doing so would significantly and demonstratively outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
  - specific policies in this Framework indicate development should be restricted<sup>9</sup>

However, footnote 9, which relates to the above paragraph, states: “For example, those policies relating to sites protected under the Birds and Habitats Directives (see paragraph 119) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, **an Area of Outstanding Natural Beauty**, Heritage Coast or within a National Park (or the Broads Authority); designated heritage assets; and locations at risk of flooding or coastal erosion.”

Footnote 9 means that the objectively assessed needs of the district do not necessarily need to be delivered within AONBs where other NPPF policies apply.

Paragraph 115 of the NPPF states:

Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.

The NPPF also confirms that Local Planning Authorities should set out the strategic priorities for their areas within Local Plans and deliver the conservation and enhancement of the natural environment, including landscape (NPPF paragraph 156). It also states that:

Planning should contribute to conserving and enhancing the natural environment (paragraph 17, bullet 7, first part), and Local Plans should identify land where development would be inappropriate because of its environmental or historical significance (paragraph 157);

- Allocations of land for development should prefer land of lesser environmental value (counting AONBs as the highest value: paragraph 17 bullet 7, second part);
- Local Planning Authorities should set evidence and criteria based planning policies against which proposals for any development on or affecting landscape will be judged (paragraph 113).

Paragraph 116 of the NPPF states:

Planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated that they are in the public interest. Consideration of such applications should include an assessment of:

- The need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- The cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and
- Any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

### 6.3.2 The Lancaster District Local Plan

A strategic approach to development including policies is set out in some detail at a district level. The most relevant parts of the Lancaster Local Plan are:

- The **Lancaster District Core Strategy (2008)**, which sets out the overall development strategy and vision for the District. It identifies the AONBs as key elements of the District's environmental capital and identifies Caton and Brookhouse as settlements which should contribute to meeting local development needs.
- The **Lancaster District Development Management Policies Document (2014)**, which sets out policies used to help determine planning applications in Lancaster District. It identifies Caton and Brookhouse as sustainable settlements in which it is appropriate for some development to take place.
- Saved policies of the **Lancaster District Local Plan (2004)**.

Lancaster City Council is currently consulting on a new **Strategic Policies and Land Allocations** Development Plan Document for the whole District along with a review of the existing **Development Management** policies. No allocations have been made in those parishes preparing a Neighbourhood Plan, however it is expected that positive policies are prepared to meet local needs in those areas.

### 6.3.3 The Forest of Bowland AONB Management Plan 2014-19

The statutory AONB Management Plan, prepared by the AONB Partnership on behalf of its constituent local authorities, is a critical document. It describes the special qualities of the area which contribute to the national significance of the landscape and identifies the major trends and opportunities for the area. It provides a policy framework and identifies a 5-year programme of actions to help guide the work of the AONB partnership organisations towards achieving the purpose of the plan – to conserve and enhance the natural and cultural beauty of the Forest of Bowland landscape.

The Caton-with-Littledale Neighbourhood Plan and other Neighbourhood Plans across the AONB will be a key mechanism by which this purpose and the wider vision of the Management Plan will be delivered. The Management Plan itself is not part of the statutory Local Plan for the area, but it is a material consideration in making planning decisions.

The Forest of Bowland AONB Management Plan can be viewed at <http://forestofbowland.com/Management-Plan>

### 6.4 Summary of key planning issues for Caton-with-Littledale

From the information and evidence gathered so far the following key planning issues have been identified which the Neighbourhood Plan should address:

- Conserving and enhancing the outstanding landscape and natural environment
- Protecting historic environment and settlement character
- Providing new homes, especially affordable homes, of appropriate types, sizes and tenures to meet local needs
- Encouraging high quality design and sustainability of new development
- Supporting a sustainable local economy
- Protecting and improving community facilities and services, including recreation
- Improving local infrastructure
- Managing floodrisk and water quality

These are intended to be broad and are considered in more detail below.

#### **Key planning issues and possible policy options**

The following sub-sections examine the identified key planning issues in more detail and then set out possible policy options to address them. The answers to the consultation

questions will help the Neighbourhood Planning Group develop full draft policies from the options and suggestions put forward here to go into the Neighbourhood Plan.

#### **6.4.1 Conserving and enhancing the outstanding landscape and natural environment**

##### ***Landscape character and natural beauty***

As the Parish is situated in the Forest of Bowland AONB, any development must take place in a way that conserves and enhances the landscape and natural beauty of the area. Major development is not permitted in AONBs unless exceptional circumstances exist. The Neighbourhood Plan will therefore need to include this as part of its overall approach so that the special qualities of the area can be enjoyed today and by future generations. To help with this, the Forest of Bowland Landscape Character Assessment provides guidelines on how to protect and enhance the different landscape character types which occur in the parish.

##### ***Important open spaces, green gaps and corridors***

Open spaces, green gaps and corridors are an important part of the landscape and the rural character of the parish, provide views from, into and within the settlements and help keep individual settlements distinct. Open greenspace is also important to the health and wellbeing of the local community because of its contribution to a high quality environment and opportunities for play, recreation and social activities. The preparation of the Neighbourhood Plan is an opportunity to look at designating both public and private important open spaces to protect them from development. This could include:

- sites that *do not* have public access but which make a substantial and important contribution to the landscape and the look, feel and rural character of the parish, for example the green gaps which separate Caton and Brookhouse; and
- sites that *do* have public access and offer one or more types of recreational benefit, such as parks, gardens, children's play areas, general amenity space, civic space or outdoor sports pitches/facilities/grounds.

##### ***Biodiversity and geodiversity***

The parish has important wildlife and geology, with some sites protected at the highest level in national and international law, a number of locally protected sites and priority habitats, as well as a wider environment rich in wildlife. Lancaster City Council has adopted comprehensive policies on biodiversity and geodiversity, which have clear implications for the protection of sites within the parish. However, there is scope in the Neighbourhood Plan to expand on some of the detail for example to ensure biodiversity can be enhanced by creating or restoring habitats and including measures to help urban wildlife e.g. swifts bricks and bat boxes. Particular measures, species, habitats, connectivity, geological features could be referenced.

##### ***Water, woodland, trees and green infrastructure***

Rivers, streams, woodland, trees and natural planting and landscaping play an important role in the local natural environment and contribute to the biodiversity of the parish. Multi-functional Green Infrastructure (GI) is important to underpin the overall sustainability of development by performing a range of functions. This means encouraging developers to incorporate landscaping, open space, enhancements for local wildlife into new developments, respond to climate change and provide suitable opportunities for recreation, all at the same time.

##### ***Dark skies***

The Forest of Bowland is an area recognised for its dark night skies and visibility of the stars. A policy approach could ensure that any new development does not compromise this status by incorporating measures to minimise light spillage and avoid any intrusive lighting.

## **Policy Option 1**

### **Protecting Local Green/Open Space**

*Open spaces, green gaps and corridors, which make an important contribution to the landscape or rural character of the parish or have recreational benefit could be designated as Local Green/Open Space and a policy prepared to protect and enhance these sites.*

**Possible sites include:**

- the green gap between Caton and Brookhouse
- Station Field sports ground
- Fell View Children's playground and field
- School grounds and playing fields
- Parish woodlands
- Millennium Way
- other areas of open green space identified through consultation

## **Policy Option 2**

### **Conserving and Enhancing the Outstanding Landscape and Natural Environment**

*A policy could be prepared to protect, conserve and enhance local landscape character, natural beauty and the natural environment and promote provision of green infrastructure, by:*

- requiring new development to conserve and enhance the open, rural character of the landscape and the special qualities of the AONB
- protecting the surrounding countryside from encroachment by major or significant development into it
- protecting significant views and landscape features
- avoiding developments in the open countryside and encouraging any limited rural development to adjoin existing

**settlements and farmsteads**

- **requiring any new buildings to be located/sited sensitively**
- **protecting existing and encouraging new traditional boundaries such as hedgerows and drystone walls**
- **encouraging measures to support and enhance biodiversity such as restoring or creating habitats and incorporating measures to support urban wildlife such as bat and bird boxes, swift bricks and green roofs, wherever possible**
- **improving connectivity of key habitats such as hedges and woodlands by providing linkages, corridors and stepping stones of habitat**
- **ensuring mature trees are retained and new trees are planted using native species as part of landscaping schemes**
- **minimising light spillage and avoiding intrusive lighting**
- **ensuring existing green infrastructure assets are protected and enhanced**
- **preserving the skyline**

**Consultation Questions – Policy Options 1 and 2**

**1. Do you agree with this approach for protecting the landscape and natural environment?**

**Strongly agree    Agree    Neutral    Disagree    Strongly disagree**

**2. Should anything be added or changed?**

**3. What open green spaces, public or private, should be protected?**

**4. Do you have any other comments about protecting the landscape and natural environment?**

#### 6.4.2 Protecting the historic environment and settlement character

##### ***Built heritage including listed buildings and Brookhouse Conservation Area***

Lancaster City Council Development Management Policy DM30 protects listed buildings and DM32 protects the setting of Heritage Assets. However, because of the special significance of Brookhouse Conservation Area, a specific approach that includes detailed design guidelines may be needed in the Neighbourhood Plan to prevent insensitive development from harming the special historic nature of this part of the parish.

##### ***Historic landscape and settlement character***

The rich cultural history of the parish is reflected in the landscape and settlement character, layout, form and pattern and numerous heritage features. Unlisted features, buildings, archaeology and parts of settlement character such as field patterns may well be locally important through their contribution to the local landscape and heritage but are vulnerable to adverse effects from insensitive development. Gradual incremental erosion of historic character over time is also an issue to consider. Lancaster City Council is in the process of preparing a Local Heritage List which will identify any such buildings and features.

The Neighbourhood Plan offers an opportunity to provide greater detail in planning policy to ensure local heritage is conserved and enhanced. Design of new development and alterations/extensions is critical to ensure that any new buildings are in keeping with the historic landscape and built environment.

### **Policy Option 3**

#### **Protecting the Historic Environment including Brookhouse Conservation Area and its Setting**

***A planning policy could be prepared to protect the historic environment, in particular the special qualities of Brookhouse Conservation Area, by:***

- **ensuring all development protects, conserves and, where possible, enhances, both designated and non-designated heritage assets and historic landscape character**
- **conserving traditional farm buildings and barns in the wider countryside**
- **promoting high quality bespoke design in new development/alterations which responds positively to the local character and context**
- **encouraging any development to reflect the scale, mass, height and form of existing locally characteristic buildings, and incorporate design details and materials to be harmonious with local character**
- **providing detailed guidance on any further requirements for development proposals in Brookhouse Conservation Area or its setting**

### Consultation Questions – Policy Option 3

5. Do you agree with this approach for protecting the historic environment?

Strongly agree   Agree                      Neutral                      Disagree                      Strongly disagree

6. Should anything be added or changed?

7. Do you have any other comments about protecting the historic environment?

#### **6.4.3 Providing new homes, especially affordable homes, of appropriate types, sizes and tenures to meet local needs**

##### ***New Housing to Meet Local Needs***

How to meet local housing needs is perhaps the most significant issue for the Neighbourhood Plan to address. The results of the Neighbourhood Plan consultations so far show that housing is one of the most important issues for residents.

The provision of new housing, especially affordable housing and starter homes, is one of the highest government priorities. Paragraphs 47-55 of the NPPF set this out in some detail, beginning with the requirement that Local Planning Authorities will use their evidence base to ensure that their district-wide Local Plan meets the full, objectively assessed needs for market and affordable housing, including identifying key sites for development.

Lancaster City Council have indicated that Parishes preparing a Neighbourhood Plan should seek to contribute towards the overall Housing Requirement for the Lancaster district. Policy DM42: Managing Rural Housing Growth Sustainable Rural Settlements states that Proposals for new housing in the settlements of Caton and Brookhouse will be supported (inter alia) and Policy DM41: New Residential Development states that residential development will be supported where it represents sustainable development.

New housing developments should offer a range of housing sizes, types and tenures to meet identified local needs, including provision for vulnerable communities such as older people and people with disabilities.

The key challenge for the Caton-with-Littledale Neighbourhood Plan is to determine how best to achieve sustainable development to meet local needs in an appropriate way for the

parish, taking fully into account its location within the Forest of Bowland AONB. The need to conserve and enhance the landscape, natural beauty and rural character of the parish needs to be fully considered in determining the location and scale of any new housing development. Any proposals, even if they meet the requirements in a 'providing new homes' policy, would still be subject to the provisions in the other policies in the Neighbourhood Plan.

There are a number of possible approaches that can be considered:

- **Allocating sites for development** following an assessment of any suggested sites
- Not allocating any sites for development and instead using robust **criteria-based policies** to make decisions about any proposals that come forward

Having looked carefully at the advantages and disadvantages of both these approaches, the Neighbourhood Plan group considers that developing **criteria-based policies** represents the most appropriate approach for the parish.

Lancaster City Council is currently undertaking a district wide housing needs assessment which may provide up-to-date evidence about local housing need. There is no recent housing needs evidence available specifically for the parish of Caton-with-Littledale.

### ***Brownfield/ greenfield sites***

Development on brownfield land is likely to have a lower landscape impact than greenfield development and may actually enhance settlement character and amenity. However, there may be issues regarding the amount of brownfield land, its availability and the viability of delivering development on such sites. Lancaster's Development Management DPD does not include policies on brownfield land, but does have an urban-focused approach to development.

### **Affordable housing and local occupancy**

A key type of new housing is affordable housing. The Council has adopted policies designed to increase affordable housing provision. Some aspects of affordable housing provision are currently under review following ministerial announcements in 2015 on affordable housing and starter homes. Policy DM41 sets out the requirement for 30% affordable housing on sites of ten or more dwellings in rural locations, increasing to 40% on green-field sites subject to the development being viable. The Neighbourhood Plan offers an opportunity to set out a bespoke approach for the parish.

There is an opportunity to work with organisations such as Housing Associations or Community Land Trusts to achieve developments which deliver affordable housing in perpetuity or housing for specific groups.

### ***Housing outside settlements***

Normally new housing would only be allowed within or closely associated with the existing settlements. New dwellings can be delivered through sensitive conversions and/or self-build where they complement the viability of farms and agricultural businesses. Rural exception sites are small sites used for affordable housing in perpetuity where the land would not normally be used for housing. Rural exception sites seek to address very specific needs for those who have an existing family or employment connection. Policy DM4 sets out criteria for development on rural estates and new homes in isolated locations, whilst policy DM43 sets the criteria for considering applications for accommodation for agricultural and forestry workers.

## Policy Option 4

### Providing new homes of appropriate types, sizes and tenures to meet local needs

*A policy or series of policies need to be prepared to set out an appropriate approach to providing new homes in the parish in a way that is in keeping with Caton-with-Littledale's location, setting and historic character, which would:*

- *explain the overall approach*
- *include requirements for scale and siting to ensure landscape impacts are minimised*
- *prioritise infill sites and brownfield land*
- *encourage organisations such as housing associations, community land trusts or sheltered housing providers, which could provide housing types to meet specific local needs*
- *encourage sensitive conversions*

The policy would need to include criteria for new housing in terms of house sizes, numbers of bedrooms, tenure etc. such as:

- New housing schemes will be supported where they include an appropriate mix of house types, sizes and tenures. Developments should comprise at least x% smaller, one and two bedroom properties, x% three bedroom properties and x% four bedroom properties.
- Schemes are strongly encouraged to include a suitable proportion of housing designed to meet the needs of older people and properties for first time buyers.
- Schemes will be required to provide a suitable proportion of affordable housing

### Consultation Questions – Policy Option 4

8. Do you agree with this approach for providing new homes?

Strongly agree Agree

Neutral

Disagree

Strongly disagree

**9. Should anything be added or changed?**

**10. What sorts of homes are needed in Caton-with-Littledale (types, sizes, tenures, affordable, open market)?**

**11. Do you have any other comments about providing new homes?**

#### **6.4.4 Encouraging high quality design and sustainability of new development**

##### ***High quality design and sustainability***

High quality design is fundamental to conserving and enhancing the character of the parish into the future and ensuring any new development reflects local traditional character wherever possible including using local stone.

Modern development has led to a wide diversity of different building styles in the parish but the Neighbourhood Plan offers an opportunity to promote high quality design, including contemporary designs, in any new development as long as this does not harm the landscape or historic environment. Local distinctiveness and a sense of place could be promoted in contrast with the very generic house designs often promoted by commercial housebuilders across the country. Climate change is an issue that affects us all and sustainable, energy and water efficient design could also be promoted.

Lancaster's Core Strategy Policy DM35 includes Key Design Principles for development, and promotes high quality design which complements and enhances existing character. The Neighbourhood Plan could provide further guidance on high quality and sustainable design for Caton-with-Littledale. Design, scale, massing, local vernacular and use of local materials, density, and sustainability are all issues that could be included. Policies should be sufficiently flexible to enable householders to make appropriate improvements to their properties.

## Policy Option 5

### Encouraging High Quality Design and Sustainability

*A planning policy could be prepared to encourage high quality and sustainable design in any new development, by:*

- requiring new development to be of a scale, mass and built form which responds to the characteristics of the site and its surroundings, ensuring that building(s) height, scale, massing and form, including the roofline, do not disrupt the visual amenities of the street scene and impact on any significant wider landscape views
- encouraging new development to be of bespoke design and contribute positively to the locally distinctive character of the area, avoid generic design schemes
- providing guidance on extensions indicating they should be small in scale and subordinate in scale to the original building
- encouraging the use of materials and colours which complement the surrounding environment, especially local stone
- encouraging sustainable, energy efficient designs and use of reclaimed materials from sustainable sources
- minimising noise or odour and issues
- minimising external lighting and light spillage to preserve dark skies
- requiring any redevelopment, alteration or extension of historic buildings, farmsteads and agricultural buildings to be sensitive to their distinctive character, materials and form
- encouraging traditional boundaries, appropriate gateways and native planting schemes
- preserving roofscapes and skylines

### Consultation Questions – Policy Option 5

12. Do you agree with this approach for encouraging high quality design and sustainability?

Strongly agree Agree

Neutral

Disagree

Strongly disagree

13. Should anything be added or changed?

**14. Do you have any other comments about encouraging high quality design and sustainability?**

**6.4.5 Supporting a sustainable local economy**

***Supporting local businesses and encouraging new economic development***

The future sustainability of the Parish is dependent upon maintaining a buoyant local economy and services or there is a risk that Caton and Brookhouse could become solely satellite, commuter settlements.

Lancaster Council's development management policies support economic development in rural areas (DM7) and small business generation (DM16) and Core Strategy Policy ER3 supports provision of new employment land. Policy DM12 supports leisure facilities and attractions and DM13 visitor accommodation.

The Neighbourhood Plan offers an opportunity to support existing local businesses and encourage appropriate new employment development within the Parish. Provision of small business units, live/work units, farm diversification e.g. farm shops and sustainable tourism could be encouraged for example. Businesses which themselves contribute to the management of the landscape such as farming, forestry and countryside businesses should be especially supported.

The type, location and scale of new employment opportunities should be balanced against the need to protect and value the distinctiveness of the rural character, landscapes and villagescapes which are essential for sustainable tourism. Any development would be required to meet the requirements in other policies and no major development would be permitted.

**Policy Option 6**

**Supporting Sustainable Local Economic Growth and Rural Diversification**

***A policy could be prepared to support sustainable appropriate local economic development, which is in keeping with Caton-with-Littledale's location, setting and historic character, by:***

- supporting retention/enhancement of existing services and businesses
- encouraging development of small-scale business activities where:
  - development is appropriate to the village and AONB landscape setting in terms of scale, location, design and materials
  - proposals demonstrate consideration of impact on infrastructure and incorporate mitigation measures to minimise any adverse impacts
  - adequate car parking is provided for employees and visitors
  - proposals are for small-scale business / start up units and facilities which support local services and the visitor economy linked to the enjoyment of the countryside
- supporting redevelopment or re-use of existing or former agricultural buildings, workshops or previously-used sites in the countryside especially where it contributes to the security and or viability of the farm
- encouraging retention and growth of farming, forestry and countryside businesses that themselves contribute to the positive management of the landscape
- business signage is of appropriate design and scale, in keeping with the AONB landscape and village setting

Within existing shopping/business areas, development for uses including retail, leisure, office, commercial, cultural and tourism could be supported subject to the following criteria:

- retail development is located in one of the existing shopping areas
- new shop frontages are of high quality design and enhance local distinctiveness by ensuring that corporate branding is subordinate to the site and local surroundings
- distinctive and detailed features of buildings are retained and enhanced
- secure areas for rubbish (wheelie bins) and bicycles are included

Within the existing shopping / business areas, proposals which lead to the permanent loss of commercial units would only be supported where robust evidence demonstrates that their continued commercial use is no longer viable, or that an alternative use would positively enhance the viability and vitality of the village centre.

### Consultation Questions – Policy Option 6

15. Do you agree with this approach for supporting sustainable local economic growth and rural diversification?

Strongly agree   Agree                      Neutral                      Disagree                      Strongly disagree

16. Should anything be added or changed?

17. Do you have any other comments about supporting sustainable local economic growth and rural diversification?

### Policy Option 7

#### Supporting Sustainable Tourism

*A policy could be prepared to support and encourage the development of Caton-with-Littledale as a sustainable tourist destination, by supporting:*

- businesses related to sustainable tourism
- enhancement and expansion of existing tourist related facilities, where they do not have an adverse impact on residential amenity or the natural or historic environment
- sensitive re-use, enhancement and interpretation of heritage assets
- appropriate new visitor accommodation
- new foot and cycle and bridleway routes
- small-scale caravan and camping that does not have adverse impacts on the AONB landscape, natural beauty, key views or the village setting and ensures proper control and high standards of drainage

## Consultation Questions – Policy Option 7

18. Do you agree with this approach for supporting sustainable tourism?

Strongly agree   Agree                      Neutral                      Disagree                      Strongly disagree

19. Should anything be added or changed?

20. Do you have any other comments about supporting sustainable tourism?

### **6.4.6 Protecting and improving local community facilities and services, including recreation**

#### ***Services and facilities***

A vibrant and resilient local community requires services and facilities to function in a sustainable way. Services and facilities make a major contribution to the health and wellbeing of local residents and their quality of life.

Caton-with-Littledale has a good range of services and facilities, which serve not only residents of the Parish but also large areas of the Lune Valley. Consultation carried out so far shows they are highly valued by local residents. As more development takes place across this whole area, demand for services and facilities is likely to increase.

Examples include schools, community centres, health centre, shops and services (e.g. convenience stores, other shops, post office, chemist, garage, pubs etc.) and places of worship.

#### ***Play, sport and recreation***

Play, sport and recreation areas and facilities, both formal and informal, outdoor and indoor, enable local residents to lead healthy active lifestyles and are vital to the wellbeing of the community. These include play areas, playing fields, green spaces, footpaths and cycleways. Outdoor play areas and playing fields are of particular importance for the health of children and young people growing up in the village. Currently there are no allotments in the parish.

The Neighbourhood Plan offers an opportunity to protect and enhance existing new play, sport and recreation areas and facilities and encourage and facilitate new ones. As described in section 6.4.1 the preparation of the Neighbourhood Plan is an opportunity to look at

designating sites that have public access and offer one or more types of recreational benefit, such as parks, gardens, children's play areas, general amenity space, civic space or outdoor sports pitches/facilities/grounds in order to protect them from development.

Lancaster City Council has adopted policies to ensure that there are opportunities to develop and maintain features including recreation facilities, health services, allotments, shops, places of worship, pubs and village halls. The Core Strategy Policy SC8 and Development Management Policy DM4, DM26 and DM48 are relevant.

### **Policy Option 8**

#### **Protecting Existing and Supporting New Community and Recreational Services and Facilities**

***A policy could be prepared to protect existing community and recreational facilities and support investment in new facilities.***

***It could include designating and mapping public sport and recreational spaces, both formal and informal, for protection and identification of key services and facilities to be protected.***

**The policy would need to link clearly with policy option 1, but could include specific protection for the following:**

- **Station Field sports ground**
- **Fell View Children's playground and field**
- **School grounds and playing fields**
- **Bowling green**
- **Tennis Courts**
- **Memorial gardens**
- **Millennium Way**
- **Places of worship**
- **Victoria Institute**
- **Scout Hut**
- **Church Halls**
- **Other areas of public open space**

**The policy could also include support and encouragement for new or improved recreational, community and educational facilities such as extensions to footpaths and cycleways, allotments, and play areas and**

facilities for young people.

The policy could also include a presumption in favour of the re-use of services and facilities for recreational, health or community uses and a policy to ensure that change of use of existing facilities to other uses will not be permitted unless the following can be demonstrated:

1. The proposal includes alternative provision, on a site within the locality, of equivalent or enhanced facilities. Such sites should be accessible by public transport, walking and cycling and have adequate car parking; or
2. There is no longer a need for the facility, and this can be demonstrated to the satisfaction of the Parish Council.

**Consultation Questions – Policy Option 8**

**21. Do you agree with this approach for protecting existing and supporting new community and recreational facilities?**

**Strongly agree   Agree                      Neutral                      Disagree                      Strongly disagree**

**22. Should anything be added or changed?**

**23. What community and recreational facilities/spaces should be protected? What new ones should be supported?**

**24. Do you have any other comments about protecting existing and supporting new community and recreational facilities?**

#### 6.4.7 Improving local infrastructure

##### ***Infrastructure***

The Neighbourhood Plan offers an opportunity to encourage investment in local infrastructure such as broadband, telecommunications and community infrastructure such as car parking, accessibility, footpaths and cycleways etc. Technological developments heighten demand for telecommunications infrastructure and faster broadband connections and these are very important for local small businesses and homeworking.

Lancaster City Council has adopted a policy (DM19) to explain that any proposed upgrades to National Grid infrastructure should not compromise the designated landscape of the AONB.

##### ***Renewable energy***

National planning guidance challenges all communities to respond to the need for sustainable energy generation, including through the use of renewable and low carbon technologies. There is scope in the parish for small-scale renewable and low-carbon energy schemes to be introduced provided they do not have a significant detrimental impact on the surrounding area. Forest of Bowland AONB have a renewable energy policy guidance which could be used.

#### **Policy Option 9**

##### **Supporting Investment in Local Infrastructure**

***A planning policy or series of policies could be prepared to encourage investment, such as developer contributions, in improving local infrastructure, where it is in keeping with Caton-with-Littledale's location, setting and historic character.***

**For example, developer contributions and other sources of funding could be sought wherever possible to support and/or improve the following:**

- **public transport links to local towns and facilities**
- **expansion of local routes and networks for walking, cycling and horse riding**
- **development of new high speed broadband infrastructure to serve the Parish where it is sympathetically designed**
- **adequate car parking**
- **accessibility for disabled people and those with limited mobility**
- **new communication technologies e.g. new mobile telecommunication infrastructure**
- **small-scale renewable energy generation consistent with AONB guidance**
- **provision of green infrastructure**
- **wildlife enhancements**

**The policy would need to provide clear requirements regarding design, siting and placement to ensure minimal impact on the visual amenity, character or appearance of the surrounding area; including landscape, natural beauty, wildlife, historic environment particularly Brookhouse Conservation Area, key views etc. Up to date evidence relating to renewable energy and vertical infrastructure and its impacts should be used to inform planning applications and decisions.**

**Consultation Questions – Policy Option 9**

**25. Do you agree with this approach for supporting investment in local infrastructure?**

**Strongly agree   Agree                      Neutral                      Disagree                      Strongly disagree**

**26. Should anything be added or changed?**

**27. Do you have any other comments about improving local infrastructure?**

**6.4.8 Managing flood risk and water quality**

Managing risk is an issue of great concern for local residents, particularly after the effects of Storm Desmond in 2015. Lancaster City Council has adopted policies to ensure that development is directed away from areas of highest risk from flooding. Some areas are not served by mains drainage or do not have mains sewerage systems. There are also areas that can be susceptible to surface water run-off, which can lead to flooding. Through their role as Lead Local Flood Authority (LLFA), Lancashire County Councils now lead on flooding and drainage issues. As such, these issues are likely to be covered at County and District levels. Lancaster District's Development Management DPD contains a policy (DM39), which deals with the new requirements for surface water and sustainable drainage, following the enactment of The Floods and Water Management Act 2010.

The Neighbourhood Plan does offer an opportunity to provide more specific detail to

encourage sustainable drainage systems, natural flood risk management schemes and projects to improve water quality.

### **Policy Option 10**

#### **Managing flood risk and water quality**

**A policy could be prepared to deal with managing flood risk and water quality, by:**

- requiring new development to minimise run off and implement Sustainable Urban Drainage Systems (SUDS)
- encouraging the design of new buildings and infrastructure to take account of existing topography to manage the flow of water along specific flow routes away from property and into appropriate storage facilities
- encouraging provision of natural flood risk management measures, which “slow the flow”, including water attenuation facilities such as lagoons, ponds, reedbeds and swales, within or adjacent to development sites
- encourage sustainable design of buildings which supports rain water harvesting including storage of rain water for non-drinking water purposes such as watering gardens and flushing toilets
- minimising areas of hard standing such as driveways and parking areas, using porous materials and soak aways where possible
- encouraging measures to both help surface water soak away and bring wildlife benefits including tree planting, green infrastructure, ponds, reedbeds, etc.
- increasing water quality in and rivers streams by reducing risks of pollution

#### **Consultation Questions – Policy Option 10**

**28. Do you agree with this approach for managing flood risk and improving water quality?**

**Strongly agree Agree**

**Neutral**

**Disagree**

**Strongly disagree**

**29. Should anything be added or changed?**

**30. Do you have any other comments about managing flood risk and improving water quality?**

**Consultation Questions – Overall approach**

**31. Do you agree with the overall approach to developing the Neighbourhood Plan as described in Section 6?**

**Strongly agree   Agree                      Neutral                      Disagree                      Strongly disagree**

**32. Should anything be added or changed?**

**33. Do you have any other comments about any aspect of the Neighbourhood Plan?**

**Thank You**

## **SECTION 7:**

### **Next Steps and Monitoring the Plan**