

## **GLOSSARY:**

### **Terms and Abbreviations**

AONB	Area of Outstanding Natural Beauty
CRoW Act	Countryside and Rights of Way Act; 2000
DPD	Development Plan Document
FOB AONB	Forest of Bowland Area of Outstanding Natural Beauty
LCC	Lancaster City Council
NDP	Neighbourhood Development Plan

## **GLOSSARY: Supplement 1**

### **Approaches to Development – Site Allocation(s)**

Neighbourhood plans are able to identify and allocate sites for new development including housing, employment, business use, leisure and other forms of development which the Parish Council considers appropriate. [They can also protect and safeguard land for future uses - for example open spaces - and define development boundaries or settlement limits for those places where some further growth may take place.]

You should give serious thought to including site allocations in your Neighbourhood Development Plan, as they can provide developers, service providers, Lancaster City Council and residents with a greater degree of certainty about what sites are likely to come forward in the future and for what purpose. In short, by identifying specific sites within your Parish, decisions on planning applications can be given a clear steer immediately. You should also note that including site allocations could affect the local community. For example, it could have an impact on house prices adjacent to the proposed site.

#### **Principles for allocating a site**

The first question you must ask yourselves when considering whether to allocate a site within your plan is as follows: **Is it really necessary to do so?**

Holding early discussions with landowners, developers and the community will help answer this question, **but sites may only need to be allocated if they are not otherwise identified by existing detailed planning documents, and the delivery of your targets cannot otherwise be met.**

Large strategic sites will be allocated within the LCC Local Plan and need taking into account, (but we are not aware of any such allocated sites in our Parish).

Neighbourhood areas may not have any sites allocated within the Local Plan. Therefore you may wish to allocate sites within your Neighbourhood Development Plan to achieve some level of growth, depending on whether a policy within the Local Plan offers sufficient criteria to help guide the development of sites in place of an allocation.

Determining whether site specific allocations are necessary will also depend on the answers to the following questions:

- Is the site critical to the delivery of your strategy?
- What is the added value in defining clear site boundaries within your plan?
- Would you fail to meet your plan's objectives or its vision for the parish if the site was not delivered through your plan?
- Which of your objectives would the site help deliver?
- Is the site required to deliver the objectives of the Local Plan? For example, a portion of the housing growth assigned to the rural areas?
- Is it required to deliver infrastructure which is central to the delivery of your Neighbourhood Development Plan and its objectives?
- Can you demonstrate sufficient robust evidence to be reasonably certain that the site is deliverable? For example, is the landowner willing to release the site and if so, does someone want to build on it?

## **Suggested approach to choosing sites**

There are no hard and fast ways of choosing specific site allocations once you have determined that they are necessary, ***but the site selection process will have to be carried out in an open and transparent way, including consultation with the community and the production of a full evidence base to support and justify the conclusions reached.***

## **Major criteria**

All potential development sites should be assessed against a wide ranging and detailed list of criteria.

You may wish to develop your assessment criteria through consultation with relevant stakeholders and service providers to ensure that all relevant issues are addressed and the most appropriate and sustainable sites are selected.

To help eliminate clearly unsuitable sites, you ought to identify 'major criteria' or constraints as being:

- Compliance with the Local Plan - Proposals must take account of and be in general conformity with the Local Plan
- Flood risk - sequential tests must be carried out on all sites. Development within flood risk zones 3a and 3b (based on Environment Agency maps) should be rejected.
- Proximity to and impact on national and international nature conservation designations - suggested sites within areas protected for their international or national wildlife significance must be rejected. In addition, any sites where development is likely to have a significant negative effect on protected wildlife sites should also be rejected
- Deliverability - sites should only be suggested for inclusion in your plan if they are deliverable, that is likely to be available, developed and built upon within the plan period.

## **Other criteria**

Also of importance in terms of assessing the suitability of sites are the following issues:

- Contaminated land
- Transport and highways access
- Proximity to shops, schools, employment and public transport
- Impact upon the landscape and the wider environment
- Visual impact
- Connection and availability of utilities such as water supply and drainage.

Lancaster City Council's evidence base may provide some assistance with identifying constraints to delivery of certain sites within our Parish.

## **GLOSSARY: Supplement 2**

### **Approaches to Development – Settlement Boundaries (Envelopes)**

A settlement boundary is a line that is drawn on a plan around a village, which reflects its built form. This is also known historically as a 'village envelope'. The settlement boundary is used as a policy tool reflecting the area where a set of **plan policies** are to be applied. This could include policies within your Neighbourhood Development Plan. The settlement boundary does not necessarily have to cover the full extent of the village nor be limited to its built form.

In general, **there is a presumption in favour of development within the settlement boundary**. Any land and buildings outside of the boundary line are usually considered to be countryside where development would be regulated with stricter planning policies. However, it should be noted that any land which has been included within the boundary line does **not** have a guarantee of approval of planning permission as there will be other planning policies which also need to be adhered to, eg: the protection of the character of a settlement.

An NDP With allows communities to decide for themselves if they wish to have a settlement boundary around their villages and if so, the extent of that boundary.

It may be beneficial to ask the community about whether the village should have a settlement boundary or not, and if so whether they have any preferences on how the settlement boundary is defined. The NDP Formal Consultation exercise is an opportunity to do this.

#### **Advantages of settlement boundaries**

The advantages of settlement boundaries will vary between communities. There are, however, a few generic advantages to having a settlement boundary which are detailed below.

- Certainty: with a 'black line' being plotted on a plan it is easy to identify the 'settlement' from 'open countryside'.
- Settlement boundaries are an understood and accepted planning tool for guiding and controlling developments.
- Ensure a more plan-led and controlled approach to future housing growth, allowing for allocating sites within your village rather than windfalls.
- Protects the countryside from unnecessary development and prevents ribbon development.
- Provides a co-ordinated and consistent approach including a firm basis for refusing planning applications which are unacceptable in planning terms.
- Allows for more certainty to developers/land owners with sites/land within the boundary, if they adhere to all other plan policies.
- Allows the development of small sites which cannot be identified as allocations.

#### **Disadvantages of settlement boundaries**

There are different opinions on the disadvantages of having settlement boundaries. Below is a list of some of the perceived disadvantages:

- Increases land values within the settlement boundary.
- Increases hope values for land adjoining - but outside - the boundary.

- The use of settlement boundaries has led to criticism that they result in cramming within the village as every available area of land competes for development resulting in a potential reduction in the landscape quality and character of that village, unless other robust policies are in place.
- Settlement boundaries can be crude and inflexible.
- The character of properties and the village could be altered if development is allowed within the gardens of houses within a settlement boundary.

### **Criteria used to define the extent of the settlement boundaries**

It will be up to you to decide if the villages included within your Neighbourhood Development Plan would benefit from having a settlement boundary or not.

If you do decide to have a settlement boundary, a set of criteria are detailed below. It may be worth adopting this approach whilst defining your own boundary, but of course, do not forget the local circumstances and knowledge in defining your boundary.

- Lines of communication - The boundaries trace the edge of the built-up area, therefore excluding roads, paths, railways and other lines of communications
- Physical features - Wherever possible try to allow the boundaries to follow physical features such as: buildings, field boundaries or curtilages. However, to conserve the character and to limit expansion, settlement boundaries can exclude large gardens, and other areas. This may mean that occasionally the boundaries do not relate fully to the physical features surrounding the village.
- Planning History - You may wish to consider existing commenced planning permissions, recent refusals, planning appeal decisions and previous Local Plan inspector's comments concerning areas on the edge of the village.
- Village enhancements - Settlement boundaries should include buildings and associated land that make up the village form. In some edge of village areas, boundaries may need to include small areas of land and/or buildings which offer the opportunity for improvements to the entrance of the village or ensure infrastructure improvements or a general enhancement to the village
- Recent development - Where appropriate, settlement boundaries should include new developments which may have occurred recently
- Important amenity areas - Important amenity areas which form part of the character of the settlement should be identified, protected by policy and included in the settlement boundary due to its contribution to built form
- If you choose to allocate land within your Neighbourhood Development Plan for housing, employment or other uses, this should be included within the boundary

## **GLOSSARY: Supplement 3**

### **Approaches to Development – Village Centre Boundary(ies)**

This approach works in a similar way to a Settlement Boundary with similar types of advantages and disadvantages. In other words it allows definition of different areas – generally within a built up area – to clearly define different sets of development rules for each. It helps to keep retail / business / light industrial areas within certain boundaries and also to apply specific criteria (that may differ from those for residential and rural areas such as evening noise levels, signage, lighting, etc) to them. The reverse is also true of course.

Given the diffuse nature of the retail and commercial properties in Caton-with-Littledale Parish covering three main centres and additional sites used, the steering group feel this is not a useful approach here. A careful criterion based approach is likely to be more useful, and could include criteria appropriate to farming as well. The AONB status of the Parish could also be used to protect from inappropriate out of town development near the motorway junction.

## **GLOSSARY: Supplement 4**

### **Approaches to Development – Criterion Based Approach**

A criterion based approach can be used in conjunction with any of the above mechanisms and / or be used on its own. It is an essential part of describing and defining any policy, and its effectiveness depends on how clearly worded the criteria are. Criteria are important and integral parts of each policy.

Thus, government guidance states that policies should be drafted in the correct way, giving the following guidance:

*“A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared.”*

In the light of the National Planning Policy Framework (NPPF, 2012), it is also necessary to ensure policies are positively rather than restrictively worded subject to meeting certain criteria. This illustrates the importance of getting the criteria right, which can be used to protect assets as well as guide development.

Criteria can also be used to define what a policy applies to (for example farms or retail properties as opposed to residential areas), but is generally applicable in that context rather than applying to a specific location.

## **Appendix 1: List of Relevant National and Local Policies:**

Caton-with-Littledale Planning Policy Asssment and Evidence Base Review Background Paper. Produced by Kirkwells, The Planning People. August 2016. *Available on Village Website:*  
<http://www.catonvillage.org.uk/neighbourhood-plan>

Draft Lancaster District Local Plan: Consultation Documents for the draft Strategic Policies and Land Allocations Development Plan Document (DPD); the revised draft Development Management Development Plan Document (DPD); the Sustainability Appraisal; and a policies map. (27<sup>th</sup> January to 24<sup>th</sup> March 2017)  
<https://www.lancaster.gov.uk/planning/planning-policy/planning-policy-consultations>

Lancaster City Council Meeting Housing Needs SPD (February 2013)  
<https://www.lancaster.gov.uk/planning/planning-policy/housing-reports-local-plan>

Lancaster District Local Plan Consultation: Local Housing Needs and Demand Survey Final Report (Summer 2012).  
<https://www.lancaster.gov.uk/planning/planning-policy/housing-reports-local-plan>

Lancaster District Local Plan Strike-through Edition (marked up to show Policies Not Saved and Policies Superseded by Core Strategy) 4th September 2008  
<https://www.lancaster.gov.uk/planning/planning-policy/lancaster-district-local-plan>

Lancaster District adopted Core Strategy (23 July 2008)  
<https://www.lancaster.gov.uk/planning/planning-policy/core-strategy>

Lancaster District Development Management DPD (2011-2031) at:  
<https://www.lancaster.gov.uk/planning/planning-policy/development-management-dpd>

National Planning Policy Framework (NPPF, 2012)  
[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

## **Appendix 2: Other References including for the Forest of Bowland AONB.**

Caton-With-Littledale Community Audit Report. REAL (Rural Evaluation and Action for Lancashire). 2002. Available on Village Website:

<http://www.catonvillage.org.uk/neighbourhood-plan>

Caton-with-Littledale Parish Plan. October 2005 Available on Village Website:

<http://www.catonvillage.org.uk/neighbourhood-plan>

Caton-with-Littledale: Village Appraisal. 1992 (also known as: Parish of Caton-with-Littledale "Your Village" 1991-1993). Available on Village Website:

<http://www.catonvillage.org.uk/neighbourhood-plan>

Caton-with-Littledale Residents' Survey Adults. 2016-17 (3 files: Questions; Full Report; and Analysis of Comments.) *(Comments can be searched either by free text word search or by coloured category using pdf search tools in the full results document.)* Available on Village Website:

<http://www.catonvillage.org.uk/neighbourhood-plan>

Caton-with-Littledale Young Residents' Survey. 2016-17 (3 files: Questions; Full Report; and Analysis of Comments) *(Comments can be searched either by free text word search or by coloured category using pdf search tools in the full results document.)* Available on Village Website:

<http://www.catonvillage.org.uk/neighbourhood-plan>

Census data for Caton-with-Littledale compared to Lancaster Metropolitan District: Age by Single Year, 2011

<http://neighbourhood.statistics.gov.uk/dissemination/LeadDatasetList.do?a=7&b=11121716&c=caton&d=16&g=6441394&i=1001x1003x1032&m=0&r=1&s=1465214247516&enc=1&domainId=61>

Forest of Bowland Area of Outstanding Natural Beauty Management Plan April 2014 – March 2019

<http://forestofbowland.com/Management-Plan>

Forest of Bowland: Landscape Character Assessment

<http://forestofbowland.com/Landscape-Character-Assessment>

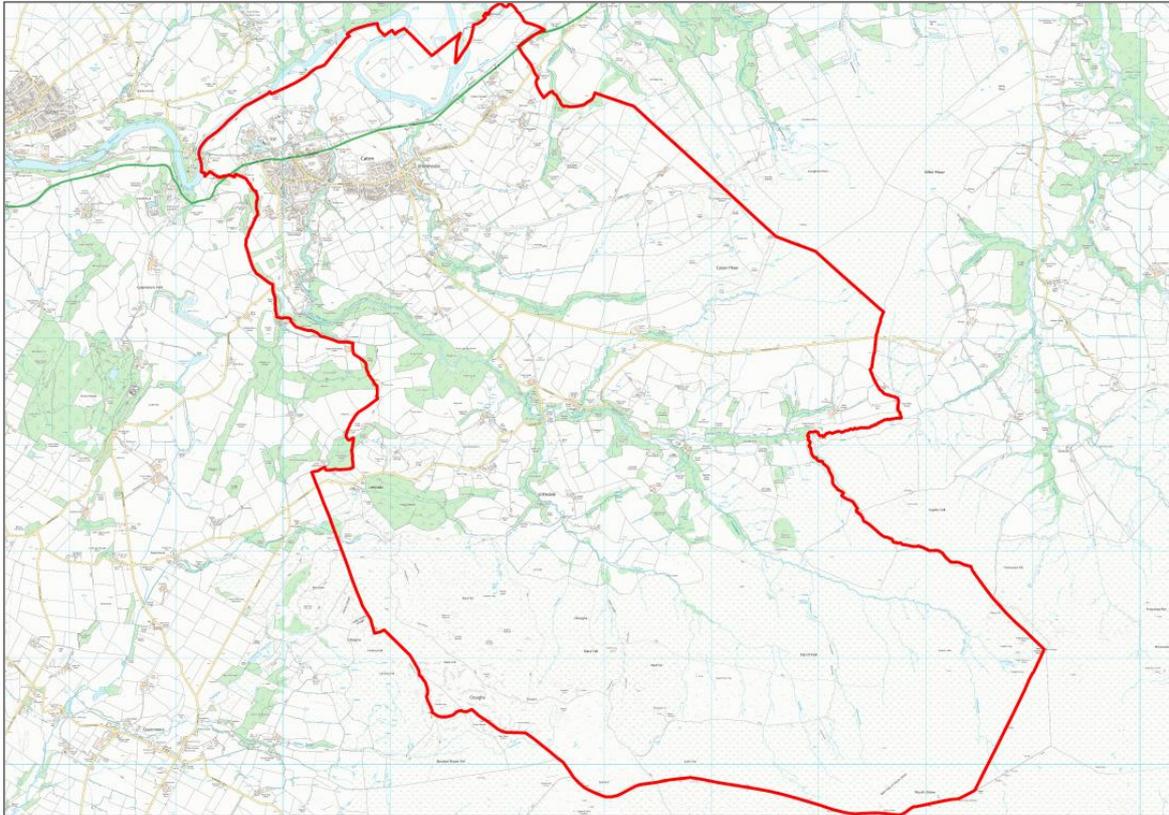
Guidance on Preparing Neighbourhood Plans, Neighbourhood Development Order, and Community Right to Build Orders. Lancaster City Council: Sept 2014. Available (in the right hand column of that page) at:

[www.lancaster.gov.uk/planning/planning-policy/community-rights/neighbourhood-planning](http://www.lancaster.gov.uk/planning/planning-policy/community-rights/neighbourhood-planning)

## **Appendix 3: Maps**

**Map 1: Caton-with-Littledale Neighbourhood Area (defined by the Parish Boundary)**

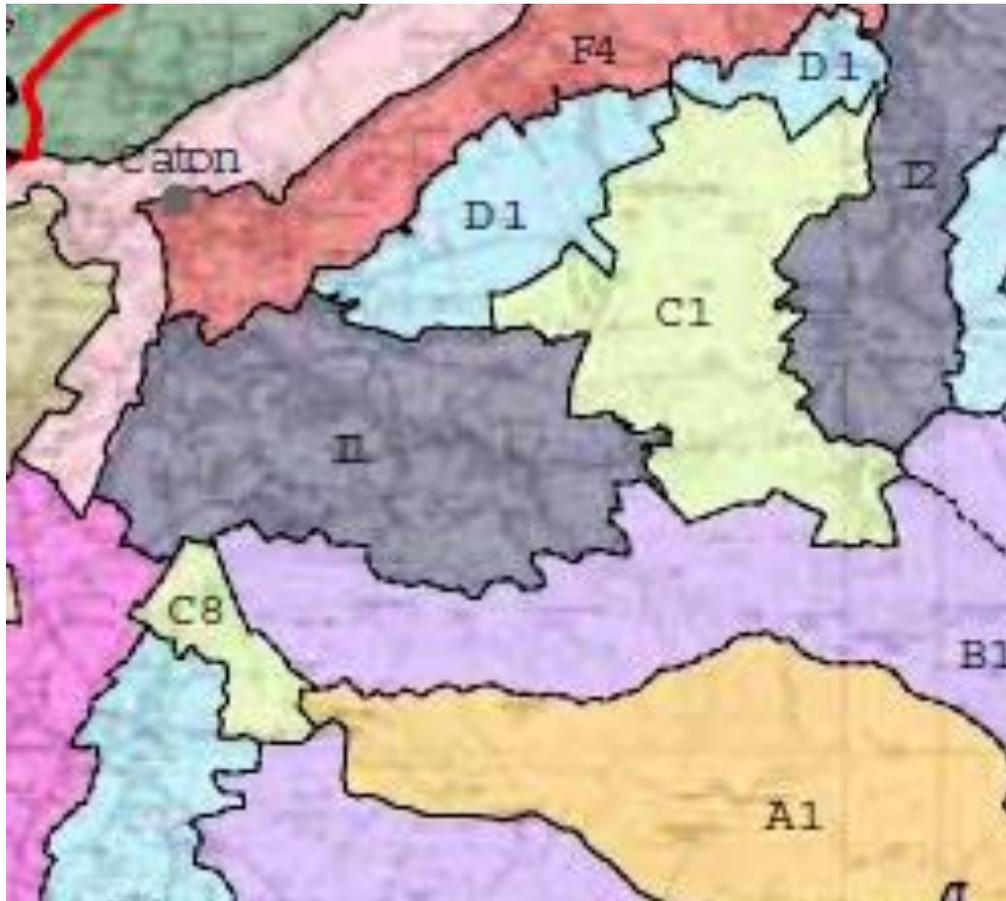
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## Map 2: Landscape Character Types

(from: *Forest of Bowland AONB Landscape Character Assessment*, page 60:

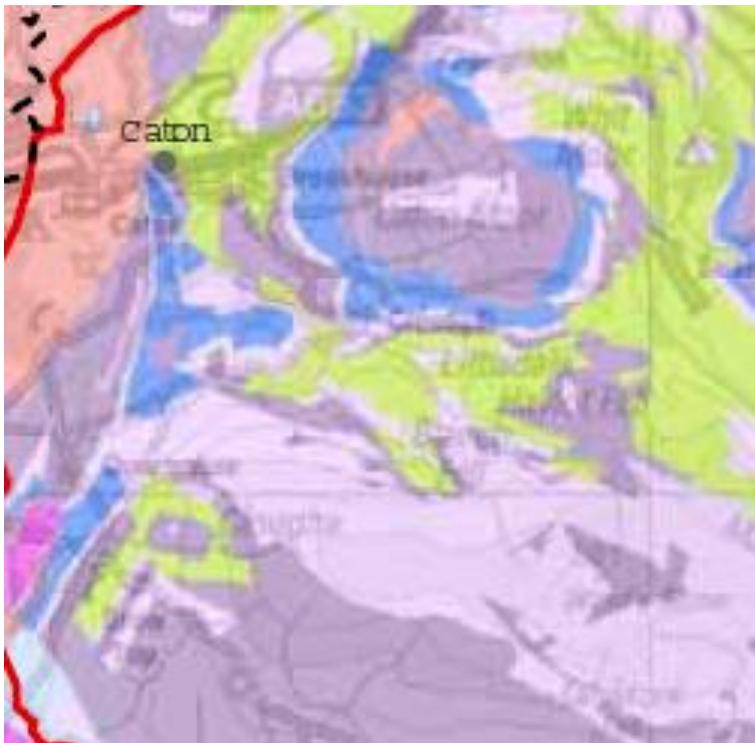
[http://forestofbowland.com/files/uploads/pdfs/strategies/Landscape%20Character\\_introduction\\_29-09-09.pdf](http://forestofbowland.com/files/uploads/pdfs/strategies/Landscape%20Character_introduction_29-09-09.pdf) )



### Key:

- Moorland Plateau
- Unenclosed Moorland Hills
- Enclosed Moorland Hills
- Moorland Fringe
- Undulating Lowland Farmland and Wooded Brooks
- Wooded Rural Valleys
- Valley Floodplain

**Map 3: Underlying Solid Geology of the Parish of Caton-with-Littledale**  
 (from: [www.forestofbowland.com/Geology-Forest-Bowland](http://www.forestofbowland.com/Geology-Forest-Bowland) )



**KEY**

**Geology**

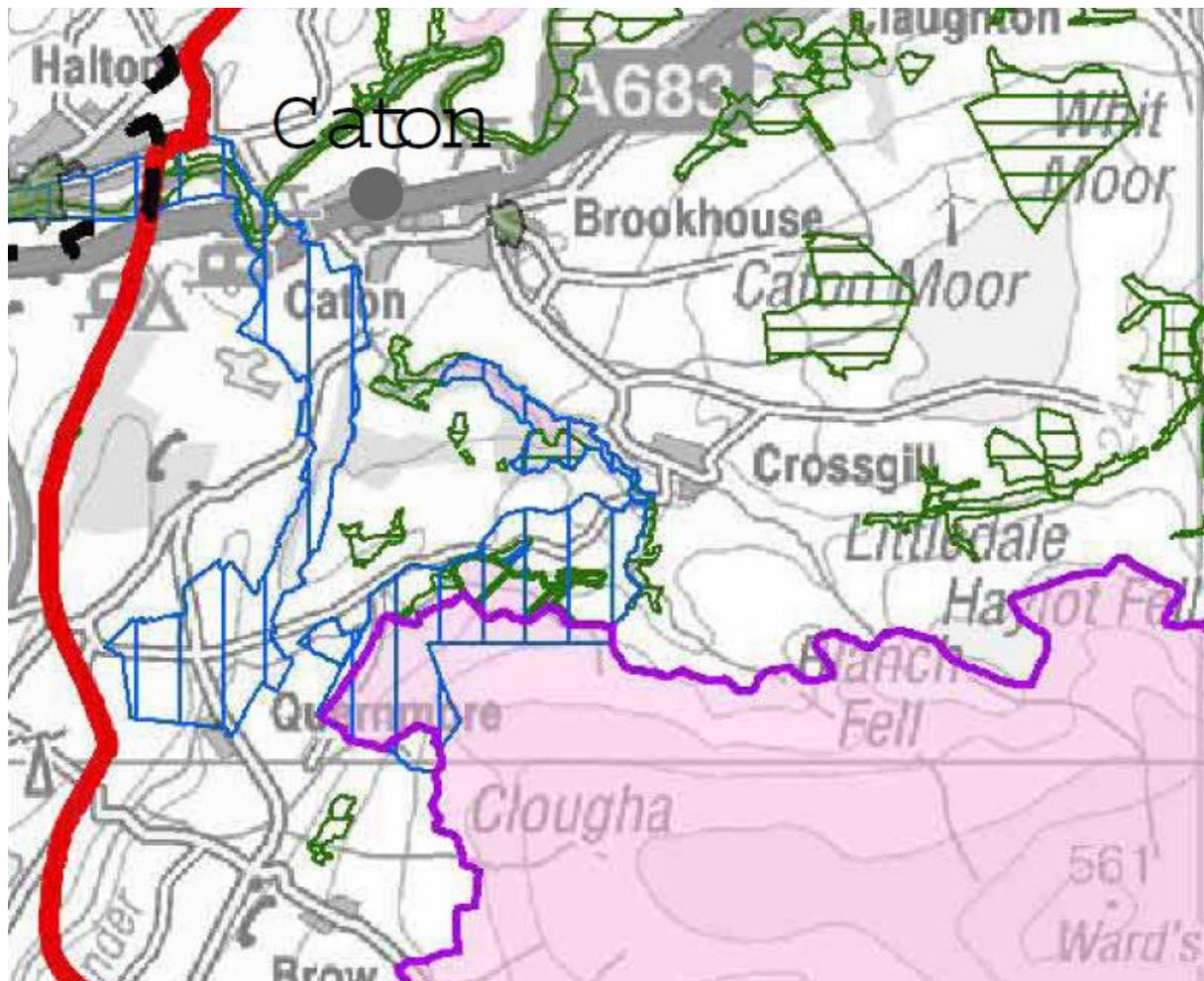
 Shale	 Coal Measures
 Gritstone	 Chert
 Mudstone	 Mudstone, Siltstone and Sandstone
 Limestone	 Sandstone and Mudstone
 Sandstone	 Mudstone and Siltstone
 Siltstone	 Siltstone and Sandstone
 Tuff	

 Study Area
 Forest of Bowland Area of Outstanding Natural Beauty

**Map 4: Sites Of Conseration Value**

(from: Forest of Bowland AONB Landscape Character Assessment, page 23:

[http://forestofbowland.com/files/uploads/pdfs/strategies/Landscape%20Character\\_introduction\\_29-09-09.pdf](http://forestofbowland.com/files/uploads/pdfs/strategies/Landscape%20Character_introduction_29-09-09.pdf) )



**KEY**

 Special Protection Area	 Local Nature Reserve	 Regionally Important Geological Sites
 Special Area of Conservation	 Site of Special Scientific Interest	 Conservation Area
 RAM SAR Site	 Forest of Bowland Area of Outstanding Natural Beauty	 Study Area
 National Nature Reserve	 Local Wildlife Sites	

**Note:**

The Special Protection Area and the Special Area of Conservation abutting the NW of this area are of European importance.

The Local Wildlife Sites are Biological Heritage Sites. More information and some of the species identified can be found on the NBN Gateway at: [https://data.nbn.org.uk/Site\\_Datasets/SB000006](https://data.nbn.org.uk/Site_Datasets/SB000006) . All reference numbers commence SB00000 656 and they include:

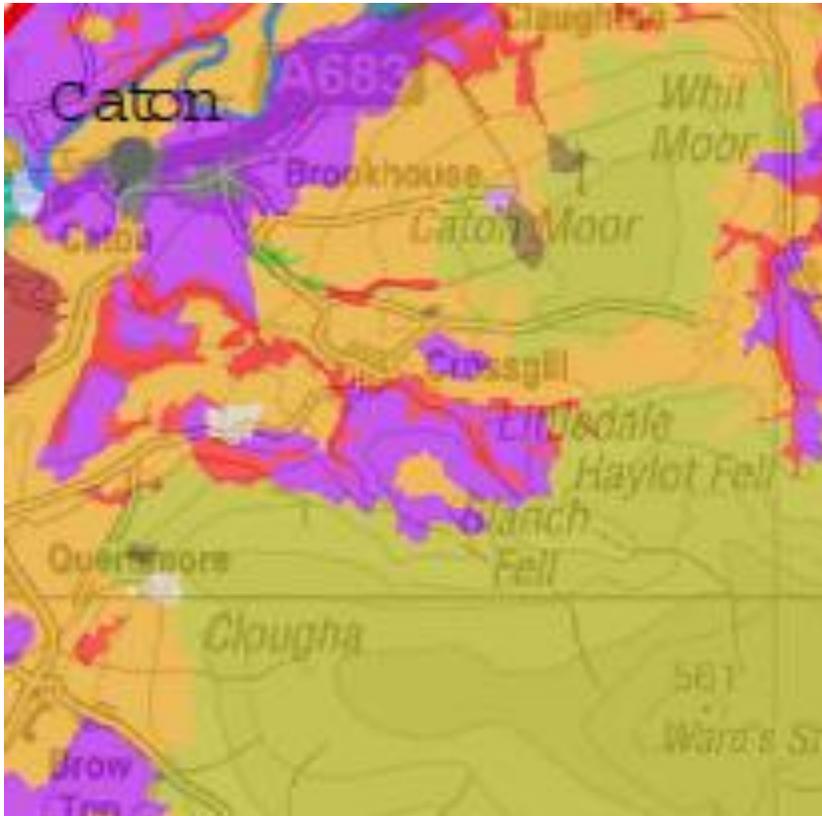
- Part of River Conder Valley SW05
- Part of Hollin Wood SW06
- Artle Dale west of the SSSI incl. Crymes Wood, Millwood and Sink Shaft Wood SW07
- Baines Cragg SW09
- 2 areas in Potts Wood, Artle Dale SW10
- Nicka Wood, Wispa Wood incl. Skellow Foot Wood and Field Foot Wood SE01
- Carr Wood SE02
- Cow Fall Wood SE03
- Deep Clough Wood SE05
- Closegill Beck SE06
- Bladder Stone Beck & Closegill Beck Grasslands SE08
- Caton Moor SE12
- Nottage Cragg (partof), Belt Wood & adjoining woodland and scrub NE02
- Also the River Lune and some of the bank areas

The Conservation Area is the historic centre of Brookhouse.

## Map 5: Historic Landscape Character Types

(from: Forest of Bowland AONB Landscape Character Assessment, page 42:

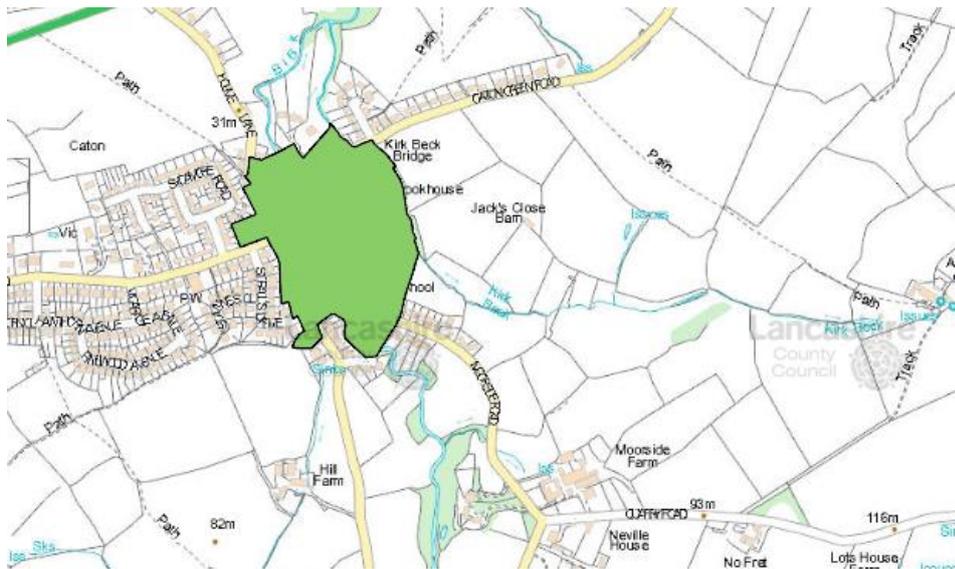
[http://forestofbowland.com/files/uploads/pdfs/strategies/Landscape%20Character\\_introduction\\_29-09-09.pdf](http://forestofbowland.com/files/uploads/pdfs/strategies/Landscape%20Character_introduction_29-09-09.pdf) )



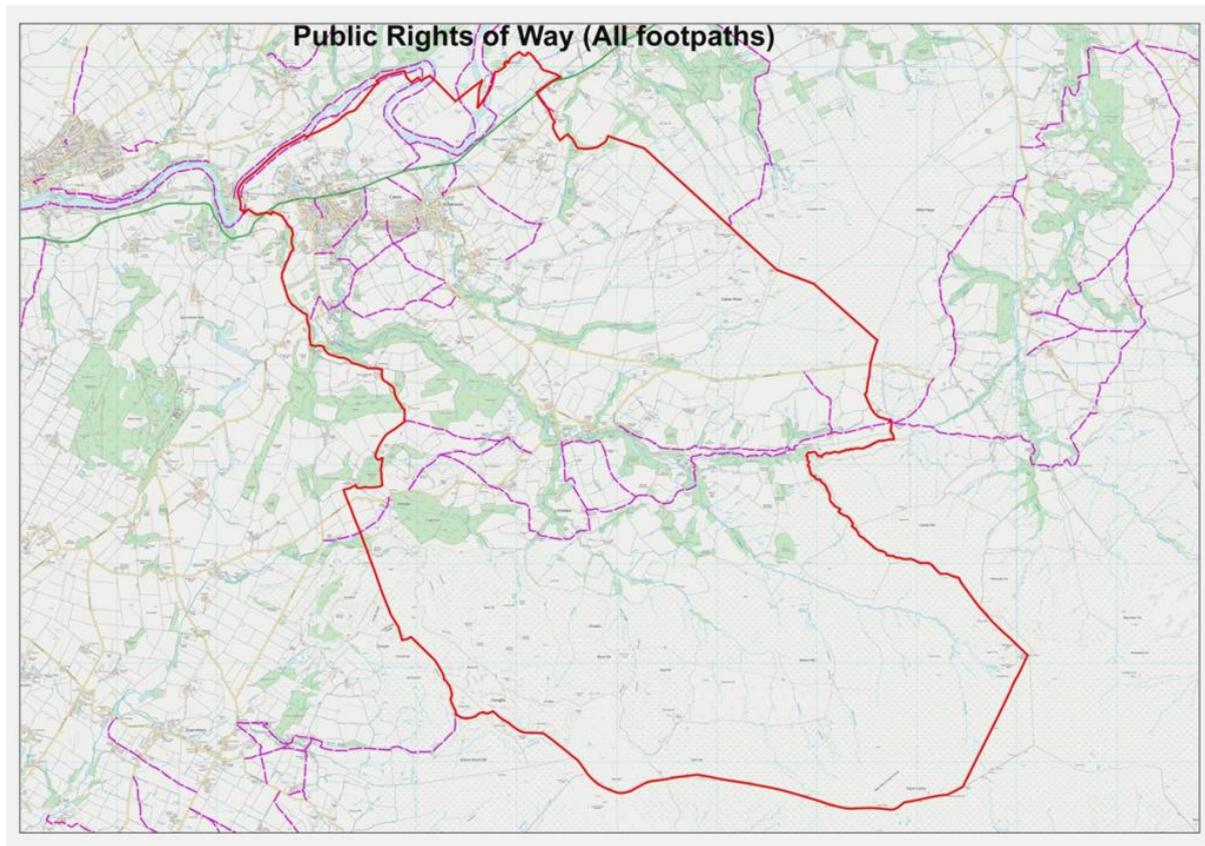
**Key:** Types within Parish:

	Ancient and post-medieval settlement
	Ancient Enclosure
	Ancient and post-medieval industry (top Quarry Rd)
	Ancient and post-medieval wood
	Modern Industry (wind-farm)
	Modern settlement
	Modern woodland
	Moorland
	Post-medieval enclosure
	Reverted moorland
	Water

**Map 6: Brookhouse Conservation Area**



**Map 7: Public Rights of Way in Caton-with-Little Dale Parish and surrounding areas.**



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

( <https://historicengland.org.uk/listing/the-list/results?searchtype=nhle> ).

There are 53 statutory Listed Buildings in Caton-with-Littledale These are:

<b>Name</b>	<b>Location</b>	<b>Grade</b>
Greenfield House	The Croft, Caton with Littledale	II
Greenfield Cottage (facing south east)	The Croft, Caton with Littledale	II
Milestone	Hornby Road, Caton with Littledale	II
Croftlands	Lancaster Road, Caton with Littledale	II
Fish Stones	Lancaster Road, Caton with Littledale	II
Rose Cottage	7 Lancaster Road, Caton with Littledale	II
Old Hall Farmhouse	5 and 7 Littledale Road, Brookhouse, Caton with Littledale	II
The Cragg Farmhouse	Littledale Road, Caton with Littledale	II
Moorgarth	Moorside Road, Caton with Littledale	II
Oak Cottage	Quernmore Road, Caton with Littledale	II
Bellhill Farmhouse	Caton with Littledale	II
Borwicks and barn adjoining to south	Caton with Littledale	II
South western farm building at Dale Side	Caton with Littledale	II
Deep Clough Farmhouse and Barn adjoining to west	Caton with Littledale	II
Gresgarth Hall	Caton with Littledale	II*
Estate Mill, Gresgarth Hall	Caton with Littledale	II
Icehouse in grounds of Gresgarth Hall	Caton with Littledale	II
Hawes House	Caton with Littledale	II
Intack House and barn adjoining to north	Caton with Littledale	II
Littledale Free Church	Caton with Littledale	II
Former Spinning Mill, Low Mill	Caton with Littledale	II
Milestone	A683, Caton with Littledale	II
Barn south of Brookhouse Old Hall	Brookhouse Road, Brookhouse, Caton with Littledale	II
Caton Green Farmhouse	Caton Green Road, Brookhouse, Caton with Littledale	II
Caton Lune Bridge	Low Road. Caton with Littledale	II
Hawkshead Farmhouse and barn adjoining to north east	Caton with Littledale	II

Littledale Hall	Caton with Littledale	II
Pott Yeats Farmhouse	Caton with Littledale	II
Ravenscar Farmhouse and farm buildings in same range	Caton with Littledale	II
Ash House	Ball Lane, Caton with Littledale	II
Brookhouse Old Hall	Brookhouse Road, Brookhouse, Caton with Littledale	II
Church of St Paul	Caton Green Road, Brookhouse, Caton with Littledale	II*
Bell Farmhouse	Caton Green Road, Caton with Littledale	II
Willow Mill	Copy Lane, Caton with Littledale	II
Crossgill Farmhouse	Littledale Road, Caton with Littledale	II
Carr House	Littledale Road, Caton with Littledale	II
Gresgarth Lodge	Quernmore Road, Caton with Littledale	II
5 Sunny Bank	Brookhouse, Caton with Littledale	II
Eastern railway bridge over the River Lune at Crook of Lune	Low Road, Halton-with-Aughton	II
1 and 2 New Street	Brookhouse, Caton with Littledale	II
Church Hill	1 Caton Green Road, Brookhouse, Caton with Littledale	II
Wall enclosing garden north west of Caton Green Farmhouse, including a pier of gate piers	Caton Green Road, Brookhouse, Caton with Littledale	II
Mary Bank Farmhouse	Caton Green Road, Brookhouse, Caton with Littledale	II
Greenfield Cottage (facing north east to lane)	The Croft, Caton with Littledale	II
Old Post Cottage	Lancaster Road, Caton with Littledale	II
Caton Hall	Lancaster Road, Caton with Littledale	II
Farrar House and barn adjoining to west	9 Lancaster Road, Caton with Littledale	II
Old Church House	Littledale Road, Littledale	II
Barn to north west of the Cragg Farmhouse	Littledale Road, Caton with Littledale	II
Moorside Cottage	New Street, Brookhouse, Caton with Littledale	II
Cross base north of New House Farmhouse	Caton with Littledale	II
The Nook	Caton with Littledale	II
Artle Beck Bridge	Brookhouse Road, Caton with Littledale	II

## **Appendix 5: Residents Favourite Views in Caton-with-Littledale Parish**

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

### **Previous Reports:**

Caton-With-Littledale Community Audit Report. REAL (Rural Evaluation and Action for Lancashire). 2002. Available on Village Website:

<http://www.catonvillage.org.uk/neighbourhood-plan>

Caton-with-Littledale Parish Plan. October 2005 Available on Village Website:

<http://www.catonvillage.org.uk/neighbourhood-plan>

Caton-with-Littledale: Village Appraisal. 1992 (also known as: Parish of Caton-with-Littledale "Your Village" 1991-1993). Available on Village Website:

<http://www.catonvillage.org.uk/neighbourhood-plan>

### **Current Meetings, Surveys and Consultations used for the NDP:**

#### **Caton-with-Littledale NDP Initial Consultation Session with Residents: 9 October 2015**

Publicity: Leaflets distributed with *The Link*, which reaches most houses in the parish; posters in local shops and on noticeboards; village website; *Lancaster Guardian*.

Venue / Meeting: 60-70 residents present. Evening meeting at the Victoria Institute, Caton, with a presentation by Cllr Jenny Walmsley (available at: <http://www.catonvillage.org.uk/neighbourhood-plan>) on the Neighbourhood Plan process and a briefing by on the neighbourhood planning process in Wray by Cllr Mark Skeldon. After this there was a post-it note session to gather ideas and then discussion of the way forward, seeking persons interested.

Noted in Discussion:

- wide range of issues raised, some not addressed by an NDP
- strong feelings on past housing development especially Moor Platt
- Lack of knowledge about Lancaster City Council housing and development plans which do include proposals for Caton and Brookhouse – both at the meeting and in general
- Poor representation of young people or parents of young families
- Sense that the community voice (or voices) had not been listened to in the past

Noted in Discussion:

- A number of people volunteered to assist with a plan, eg: house-to-house deliveries, visits
- No clear nucleus of people willing to drive plan forward at present
- Preparing an NDP would require a lot of time and commitment – this is clear from looking at examples of successful plans.
- Focus on an NDP might distract from other perhaps more effective ways of influencing development, given that any NDP has to fit within City and County guidelines.
- Appropriate to do some information gathering, for instance housing needs survey, working from home survey.

Post-it note feedback: See Appendix 7

Parish Council agreed on 10<sup>th</sup> November:

1. Do not proceed with a full-scale Neighbourhood Plan at this stage
2. First investigate alternatives to a full Neighbourhood Plan which would have more limited objectives but might be more effective in shaping housing in the village and might attract greater community engagement.

**Caton-with-Littledale NDP Consultation Session Autumn Fair: Victoria Institute, 10.00 – 13.00  
Saturday 12<sup>th</sup> November 2016**

Promotion: Mentioned/advertised in The Link, Lancaster Guardian, village Facebook and website

Steering Group members present: Alison Harry, Lucy Barron, Dave Walmsley, Jenny Walmsley

Display stand and members of the steering group - to discuss issues with local residents.



Stand: local photos and maps plus keywords: Housing; Facilities for Children and Young People; Roads, parking and public transport; Wildlife, countryside and landscapes; Leisure facilities; Spaces for jobs and businesses; Sports and games; Green spaces; Shops, pubs, Victoria Institute, church hall Post Office.

Feedback: Spoke to 56 people including 3 children/young people. Used post-it notes to capture issues mentioned.

Leaflets Available: Contact and further information slips. Forest of Bowland AONB publicity leaflets to give away. Copies of NDP paperwork available in case anyone asked to know more, and a copy of the Lancaster Guardian (10<sup>th</sup> November) which featured neighbourhood plans.

Comments recorded: See Appendix 7.

## **Caton-with-Littledale NDP Residents' Surveys 2016-17: Process**

Initiation: October 5<sup>th</sup> 2016 Steering Group agrees to go ahead with 2 surveys of Parish residents – one for adults and one for young residents.

Working Group: Alison Harry, Jenny Walmsley, Ruth Wright to undertake the work.

### Method:

- Decided to make survey available to residents in printed form and online.
- Decided to use SurveyMonkey software. Jenny Walmsley purchased a premium version of SurveyMonkey to allow for the number of questions necessary, and other functional features.
- Surveys for adults and for young residents drafted.

Validation: Two rounds of consultations and testing involving other members of steering group in November 2016.

Publicity and Duration: Survey publicised at Autumn Fair (12<sup>th</sup> November 2016), on the village website and Facebook and in *The Link*. Also in *Lancaster Guardian*. Launched 26<sup>th</sup> November 2016. Originally intended to close on 19<sup>th</sup> December, but the initial response disappointing so extended the survey until 9<sup>th</sup> January. Publicised again through *The Link*, Lancaster Guardian, village website and Facebook. Also we delivered printed information about the survey to outlying houses and farms in the Parish, and at the "Pub Quiz" in the Black Bull, and the Christmas Carol Service.

200 copies of adult survey printed and 50 of survey for young people. The printed surveys were available from (and returned to) Post office/ Londis and Victoria Institute. Separate consultations were organised (by Alan and Marilyn Davis) with Caton Community Primary School and Caton St Paul's School.

Responses: Finally had 296 adult responses and 159 from children and young people.

Data Entry: Data from printed surveys, and from consultations at the village schools, keyed in by Peter Collins (Victoria Institute) and Jenny Walmsley.

Analysis: The main analysis was done using SurveyMonkey software. Coding and analysis of written/free-text comments was done by Ruth Wright and Alison Harry through SurveyMonkey.

Documentation and Results: All documentation from the surveys is on the village website – original questionnaire, results and analysis of free-text comments.

<http://www.catonvillage.org.uk/neighbourhood-plan>

*Jenny Walmsley 12 February 2017*

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

### **Neighbourhood Development Plan meeting: October 2015**

Ideas from "post-it note" feed back at the meeting (approximately 65 present) are arranged by category and transcribed below:

#### **Environment**

- Impact on wildlife and environment of increased traffic
- Good environmental planning

#### **Housing**

- Sheltered housing for the elderly
- Encourage building of affordable housing
- A clear list and map of brownfield sites in the village
- Survey of all possible housing sites as was done in Wray (with maximum information)
- Ensure adequate amenities and infrastructure for housing
- Housing
- Housing – different needs and types (low cost/bungalows/flats)
- Avoid ribbon development from Lancaster/Halton
- Define our expected size and preferred areas if development is needed
- Sensible housing consultation
- Build on brownfield sites, protect green spaces
- Concern - Outline extension of villages, housing on Greenfield sites
- The outline planning permission for houses on Sycamore would be OK if there was a different access road.
- What number of houses are required in the NP?
- Housing built for design and space saving not for max profit from a plot
- Building that doesn't disrupt views on key footpaths
- Housing needs now in place needs clarifying as it is starting point
- How many houses were identified in the LCC call for sites?
- Any future housing developments to have someone-level units (flats/bungalows) for elderly people so that they can downsize
- Allow a limited amount of development on adjoining agricultural land
- Provide a mix of housing needs
- Any plan submitted – make sure they have a village green and not all built, like Moor Platt, too dense and bland

#### **Business and Retail**

- Encourage development of local businesses
- Small business development in suitable area
- Working from home is becoming more prevalent – can council house tenants work from home? (The rules need to be altered for this)
- Would appreciate using the old Bargh's site to accommodate a supermarket e.g. ALDI or LIDL. The transport system we have (and may not always have) does not give the people of Caton and Brookhouse the best opportunity to avail them of the supermarkets in Lancaster and Morecambe.
- Preservation of shops
- I would like to see an ALDI on the Bargh's site

- There need to be facilities for elderly and disabled people to shop locally when they are not on the internet. Especially the housebound. Suggestions please.

### **Leisure/social**

- Allotments (x2)
- Keep Station Field as designated community space (for Gala) – protect it
- Keep existing green spaces/play areas (x3)
- Maintaining play space in the village (children’s play areas, Station Field) to help keep children fit
- More social and leisure facilities (x3)
- More meeting and play areas
- Better play areas for older children – like the Centre@Halton
- Social/recreational
- Scout Hut and Church Hall – both have cost a fair amount over the years replace with one purpose built building (like Arkhome)
- Leisure facilities (e.g. trim trail)
- Maintain green recreation areas (e.g. sports field), don’t encroach on the green recreation spaces
- Maintain sports/social facilities
- Semi-formalised sports/exercise facilities
- Maintain the public houses.
- The village would be more vibrant without Mitchells

### **Education**

- Education needs

### **Infrastructure, Transport and Roads**

- Good internet connectivity
- Ensure good public transport links (x3)
- Traffic safety
- Transport/ public transport (x3)
- Better way through Caton from the roundabout to Artlebeck Bridge
- Further development of cycle links

### **Other / Multiple**

- Encourage young families to the village(s)
- Up-to-date figures for future population, school needs etc.
- “Joined up thinking” on care of the elderly
- There is a very large percentage of elderly in this village and I hope that attention will be paid to our health/social needs.
- If we don’t submit a plan the Council will assume we don’t care
- We need a plan to demonstrate that we are interested in what happens in the village and we are committed to our neighbourhood
- More meetings so all of us can decide what and where new houses will be and get involved
- Public toilet in Caton – esp. for the elderly
- Keep this a village not a town
- Make sure the facilities fit the village
- Ensure local needs are met – not a commuter zone for Preston, Manchester etc. who want to live in catchment for local schools, grammar schools
- Define a sustainable community
- Ensure all development is appropriate, not excessive for area and AONB
- Maintain community

- Find a way to encourage people who were born in this village – but think they don't have time to do anything towards improving or developing – to take part.
- A voice for young people! (to give a new perspective as the next generation in the village)
- Maintain separation between the two villages
- Keep the village vibrant
- Controlled development all round
- Preserve Health Centre
- The intro talk was very good
- Communication of NP ideas is key to going forward

## **Neighbourhood Development Plan Consultation Session:** **Victoria Institute Autumn Fair, Saturday 12 November 2016**

Ideas from “post-it note” feed back at the meeting (56 present) are arranged by category and transcribed below:

### **Environment**

- Make sure flooding is considered (x5)
- Ensure wildlife is protected (x3)
- Crook o'Lune [valued] (x3)
- Encourage litter-picking – always carry a plastic bag for this
- Planning Dept to plan properly for gardens and trees in new developments( x2)
- Keep Station Field (x19)
- Don't build on green spaces (x3)

### **Housing**

- Don't let village sprawl into surrounding countryside (x3)
- Keep the village rural, protect the countryside (x8)
- Very limited opportunities for development around village without damaging countryside and rural feel of village
- Bargh's development is enough for the village
- Houses between Caton and Brookhouse? (3 for, 6 against)
- Don't build on the field behind Hawthorn Avenue (x2)
- Housing could go on the field at the corner of Quernmore Rd and Lancaster Road
- Some houses (mixed) on west of Quernmeore Road, but quality build, stone-faced, in character
- Avoid houses to the West of the village and along Quernmore Road (ribbon development) (x4)
- Support housing on Caton Community School field
- Small houses in the village suitable for older people (x4)
- Sheltered housing without stairs needed (x3)
- Affordable bungalows (x2)
- Bring an Abbeyfield residence for the elderly
- Small numbers of houses spread through the village, not big blocks (x5)
- Provide affordable houses not just large expensive houses (x3)
- Use brownfield sites and in the city for housing
- Improve and use farm buildings for housing

- Are the housing numbers needed right? [In Lancaster City Council plan] Seems too many. Challenge them down, especially after Brexit (x4)
- No more Moor Platt (x6)

#### **Business and Retail**

- Small-scale business premises
- A cafe or tea-room, especially open after 4pm (x10)
- Keep all the shops, Health Centre, Shops and Post Office (x6)
- Good to have a butcher's again
- Keep the pharmacy (x6)
- Keep the Post Office (x6) and also move it back to Caton (x1)

#### **Leisure/Social**

- Provide allotments (x8)
- Protect footpaths into local countryside, and between Caton and Brookhouse
- Create a public footpath from Gresgarth to Caton Community School (x8)
- Keep the path down the to the river and the Crook o'Lune
- Open up cycle path towards Hornby and beyond up to Kirkby Lonsdale (x11)
- Really well-designed skate park – get evidence from other places where has worked well
- More for children – like Halton (x2)
- More facilities in the evening especially, for teenagers
- Play areas avery important for children
- Skate ramp (x3)
- Improve the Halton play/skate park – very popular (x3)
- Keep school playing fields and parks for children to play and run about (x3)

#### **Infrastructure, Transport and Roads**

- B4RN very important for small businesses and home-workers
- Any building must be adequately supported by existing roads and services (x5)
- Improve bus service frequency, and reinstate Sunday services (x19)
- More car parking by the shops and and Health Centre (x2)

#### **Other / Multiple**

- Methodist Church [valued]
- Victoria Institute is a great way to meet new people (x3)
- Support the Victoria Institute
- Keep the character of the village, its buildings and its spirit (22)
- Ensure any new developments have facilities, services, paths, greenspaces
- Better quality housing, better design, with gardens and green space (x3)

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

16/00932/FUL	Neville House Moorside Road Brookhouse	Demolition of domestic store/workshop and erection of a 2-storey dwelling with associated landscaping	Application Permitted	1 dwelling
16/00104/CU	28 - 29 Low Mill Mill Lane Caton	Change of use of one 2-bed apartment to two 1-bed apartments	Application Permitted	1 dwelling
14/00964/CU	Former Caton Youth Club Copy Lane Caton	Change of use of office (B1) to funeral directors (A1) and one 2-bed flat (C3) and erection a garage to the front elevation	Application Permitted	1 dwelling
14/00270/OUT	Land Off Sycamore Road Brookhouse	Outline application for the demolition of existing bungalow and erection of up to 31 dwellings with associated access	Application Permitted	31 dwellings (Current submitted application limited to 21 dwellings)
14/00459/OUT	Land To The Rear 71 Hornby Road Caton	Outline application for the erection of a detached residential dwelling	Application Permitted	1 dwelling
14/00768/OUT	TNT Garage Hornby Road Caton	Outline application for the erection of up to 30 dwellings	Appeal Allowed	30 dwellings
13/01183/CU	Land Adjacent No 8 The Croft Caton	Change of use of redundant barn to a one-bed dwelling (C3) with a single storey extension	Application Permitted	1 dwelling
13/00668/FUL	Moor Platt Lancaster Road Caton	Demolition of the existing 2 storey disused care home and the erection of 6 two-bed houses, 15 three-bed houses and 12 four-bed houses including internal road layout and associated parking and landscaping	Application Permitted	33 dwellings
13/00021/CU	27 - 31 Brookhouse Road Caton	Change of use from one 4 bed dwelling to one 1 bed dwelling and one 3 bed dwelling	Application Permitted	1 dwelling
13/00017/CU	Lancashire County Constabulary 37 Hornby Road Caton	Change of use from police office and community meeting house into residential dwelling	Application Permitted	1 dwelling
<b>Total dwellings approved since 2011</b>				<b>101</b>

NB: This is subsequently **reduced to 91 dwellings** as outline planning application 14/00270/OUT off Sycamore Road has recently submitted a formal application with 21 dwellings (reduced from 31) applied for. The final decision is awaited.