

**CATON WITH LITTLEDALE
PLANNING POLICY ASSESSMENT
AND EVIDENCE BASE REVIEW
BACKGROUND PAPER**

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Kirkwells

The Planning People

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Document Overview

- The Parish of Caton with Littledale lies about five north east of Lancaster in the valley of the River Lune. It is situated within the the Forest of Bowland Area of Outstanding Natural Beauty and contains the villages of Caton, Brookhouse, Caton Green, Littledale and Townend The Parish is generally hilly with several watercourses. The land slopes north from Clougha Pike and Ward's Stone, 1,836 ft. above sea level, to the wooded valley of Artle Beck, before it rises again to Caton Moor.
- The neighbourhood development plan area covers 3380 hectares and the population of the Parish was recorded as 2738 in the 2011 Census (Neighbourhood Statistics).
- The key policy documents which are relevant to the area are:
 - National Planning Policy Framework (NPPF)
 - Lancaster District Local Plan, 2004 (Reviewed in 2008)
 - Lancaster District Core Strategy, 2008
 - Lancaster Development Management DPD, 2014
- Caton and Brookhouse are identified as sustainable rural settlements where new housing development will be supported (Policy DM42 of the Development Management DPD).
- Caton is designated as a Local Service Centre under Core Strategy Policy ER4.
- The parish falls within Natural England's National Character Area 33: Bowland Fringe and Pendle Hill.
- There are 2 Sites of Special Scientific Interest in the parish: Artle Dale and Bowland Fells (which is also a Special Protection Area)
- There is a Conservation Area in the neighbourhood plan area and 53 Statutory Listed Buildings including the Grade II* Listed Church of St Paul and Gresgarth Hall.

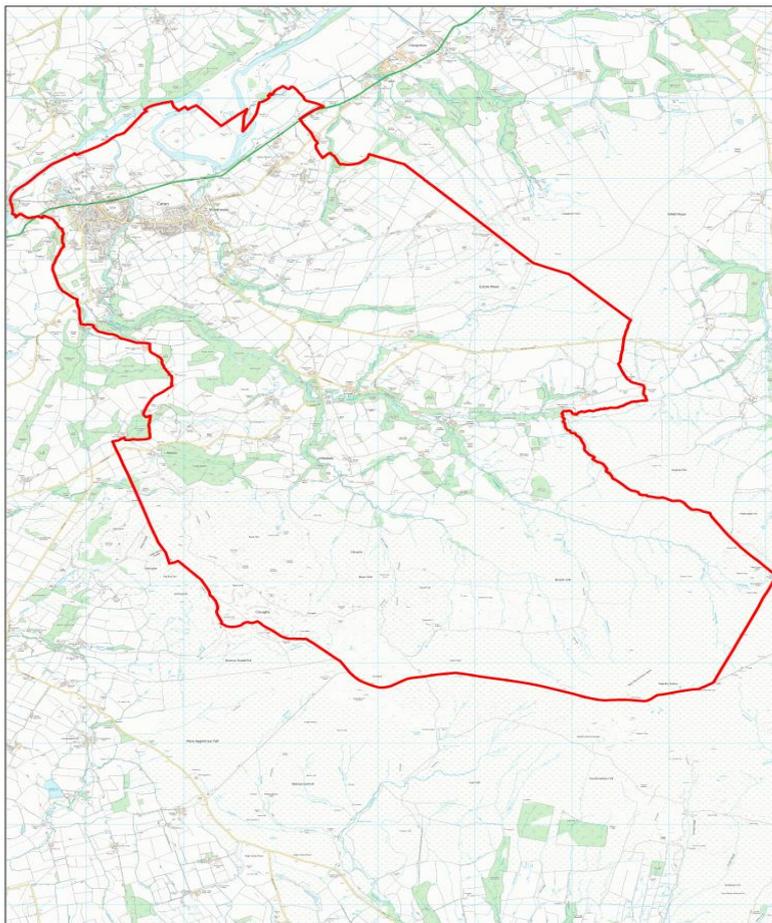
1.0 Introduction

Neighbourhood Plans are required to sit within the framework of national, regional and local planning policies, and to be in general conformity with those policies.

This document summarises the national, regional and local planning policies that will have to be taken in to account during the preparation of the proposed Caton with Littledale Neighbourhood Plan. It will form an important background document to the Neighbourhood Plan and should be used as a key point of reference for members of the Neighbourhood Plan Steering Group.

The Planning Policy Assessment has been prepared as a “live” working document and will continue to be reviewed and updated throughout the preparation of the Caton with Littledale Neighbourhood Plan.

Caton with Littledale Neighbourhood Plan Boundary



2.0 National Planning Policy

2.1 National Planning Policy Framework (NPPF)¹

The National Planning Policy Framework (NPPF) sets out the Government's national planning policies and the priorities for development. It advises:

Para 6. The purpose of the planning system is to contribute to the achievement of sustainable development.

Para 7. There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

¹

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

Para 11. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

Para 15: All plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally.

Para 16: The application of the presumption will have implications for how communities engage in neighbourhood planning. Critically, it will mean that neighbourhoods should:

- develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development;
- plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan; and
- identify opportunities to use Neighbourhood Development Orders to enable developments that are consistent with their neighbourhood plan to proceed.

Delivering Sustainable Development

There are a number of elements to delivering sustainable development. These are outlined below with any specific references NPPF makes to neighbourhood plans.

1. Building a strong, competitive economy.

Para 19: Planning should operate to encourage and not act as an impediment to sustainable growth.

Para 21: Planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure, services or housing.

Para 22. Planning policies should avoid long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose.

2. Ensuring the vitality of town centres

3. Supporting a prosperous rural economy

Para 28: To promote a strong rural economy, local and neighbourhood plans should:

- support the sustainable growth and expansion of all types of businesses and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings;
- Promote the development and diversification of agricultural and other land-based rural businesses;
- Support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside;
- Promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship

4. Promoting sustainable transport

Para 29: Transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives.

Para 30: Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion.

5. Supporting high quality communications infrastructure

Para 42: Advanced, high quality communications infrastructure is essential for sustainable economic growth. The development of high speed broadband technology and other communications networks plays a vital role in enhancing provision of local community facilities and services.

6. Delivering a wide choice of high quality homes

Para 49. Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

Para 50. To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:

- plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);
- identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and
- where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.

7. Requiring Good Design

Para 56: The Government attached great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Para 57: It is important to plan positively for the achievement of high quality and inclusive design of all development, including individual buildings, public and private spaces and wider area development schemes.

Para 58: Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.

Para 59: Design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout materials and access of new development in relation to neighbouring buildings and the local area more generally.

Para 60: Planning policies should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms and styles. It is however, proper to seek to promote or reinforce local distinctiveness.

8. Promoting healthy communities

Para 69: Planning policies should aim to achieve places which promote:

- Opportunities for meetings between members and the community who might not otherwise come into contact with each other, including through mixed use developments, strong neighbourhood centres and active street frontages
- Safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion
- Safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space which encourage the active and continual use of public areas.

Para 70: Planning policies should:

- Plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
- Guard against unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day to day needs;
- Ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and
- Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

Para 73: Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and wellbeing of communities.

Para 75: Planning policies should protect and enhance public rights of way and access.

Para 76: Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances.

Para 77: The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves
- where the green space is demonstrably special to a local community and holds a particular local significance
- where the green area is local in character and is not an extensive tract of land

Para 78: Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.

9. Protecting Green Belt land

10. Meeting the challenge of climate change, flooding and coastal change

Para 99: new development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. When development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure.

11. Conserving and enhancing the natural environment

Para 109: The planning system should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, geological conservation interests and soils
- recognising the wider benefits of ecosystem services
- minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity

Para 111: Planning policies should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value.

Para 115: Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and AONBs, which have the highest status in relation to landscape and scenic beauty.

12. Conserving and enhancing the historic environment

Para 132: When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset the greater the weight should be.

13. Facilitating the sustainable use of minerals

Plan-making

Neighbourhood plans

Para 183: Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to:

- set planning policies through neighbourhood plans to determine decisions on planning applications; and
- grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.

Para 184. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in

place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.

Para 185. Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation.

2.2 National Planning Practice Guidance (NPPG)²

Para 004 - A neighbourhood plan should support the strategic development needs set out in the Local Plan and plan positively to support local development. A neighbourhood plan must address the development and use of land. This is because if successful at examination and referendum the neighbourhood plan will become part of the statutory development plan once it has been made (brought into legal force) by the planning authority. Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

Para 009 - A draft neighbourhood plan must be in general conformity with the strategic policies of the development plan in force if it is to meet the basic condition. A draft Neighbourhood Plan is not tested against the policies in an emerging Local Plan although the reasoning and evidence informing the Local Plan process may be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested.

² <http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/what-is-neighbourhood-planning/>

Where a neighbourhood plan is brought forward before an up-to-date Local Plan is in place, the qualifying body and the local planning authority should discuss and aim to agree the relationship between policies in:

- the emerging neighbourhood plan
- the emerging Local Plan
- the adopted development plan

with appropriate regard to national policy and guidance.

Para 065 - only a draft neighbourhood Plan or Order that meets each of a set of basic conditions can be put to a referendum and be made. The basic conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. The basic conditions are:

- a. having regard to national policies and advice;
- b. having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest;
- c. having special regard to the desirability of preserving or enhancing the character or appearance of any Conservation Area;
- d. the making of the neighbourhood plan contributes to the achievement of sustainable development;
- e. the making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
- f. the making of neighbourhood plan does not breach, and is otherwise compatible with, EU obligations
- g. prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.

2.3 Ministerial Statements

From time to time, ministers give statements on planning policy which have the effect of introducing changes to established policy. The following statements are relevant to neighbourhood planning:

Written Statement: Support for Small Scale Developers, Custom and Self-Builders, 28 November 2014³

This introduced a number of changes to the National Planning Practice Guidance (NPPG) with regard to Section 106 planning obligations, including the introduction of a threshold beneath which affordable housing contributions should not be sought.

The Ministerial statement indicated that:

- (a) For sites of 10 units or less and which have a maximum combined gross floor space of 1,000 square metres, affordable housing and tariff style contributions should not be sought.
- (b) In designated rural areas (under Section 157 of the Housing Act 1985), authorities may choose to implement a lower threshold of five units or less, beneath which affordable housing and tariff style contributions should not be sought.
- (c) Affordable housing and tariff style contributions should not be sought in relation to residential annexes and extensions.
- (d) A financial credit, equivalent to the existing gross floor space of any vacant buildings brought back into any lawful use or demolished for re-development, should be deducted from the calculation of any affordable housing contributions sought from relevant development schemes.

³ <http://www.parliament.uk/documents/commons-vote-office/November%202014/28%20Nov%202014/2.%20DCLG-SupportForSmallScaleDevelopersCustomAndSelf-Builders.pdf>

However, this Statement was successfully challenged in the High Court in August 2015 with the High Court concluding that the approach is incompatible with the Town and Country Planning Act 1990 and the Planning and Compulsory Purchase Act 2004.

On 11 May 2016, the Court of Appeal overturned this High Court judgement which means that the 2014 Ministerial Statement is now reinstated

Written Statement to Parliament: Planning Update, 25 March 2015⁴

Local planning authorities and qualifying bodies preparing neighbourhood plans should not set in their emerging Local Plans, neighbourhood plans, or supplementary planning documents, any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings. This includes any policy requiring any level of the Code for Sustainable Homes to be achieved by new development; the government has now withdrawn the code,

The optional new national technical standards should only be required through any new Local Plan policies if they address a clearly evidenced need, and where their impact on viability has been considered, in accordance with the National Planning Policy Framework and Planning Guidance. Neighbourhood plans should not be used to apply the new national technical standards.

⁴ <https://www.gov.uk/government/speeches/planning-update-march-2015>

Written Statement to Parliament: Wind Energy, 18 June 2015⁵

This statement indicated that, when determining planning applications for wind energy development involving one or more wind turbines, local planning authorities should only grant planning permission if:

- the development site is in an area identified as suitable for wind energy development in a Local or Neighbourhood Plan; and
- following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.

In applying these new considerations, suitable areas for wind energy development will need to have been allocated clearly in a Local or Neighbourhood Plan. Maps showing the wind resource as favourable to wind turbines, or similar, will not be sufficient.

⁵

<http://www.publications.parliament.uk/pa/cm201516/cmhansrd/cm150618/wmstext/150618m0001.htm>

3.0 Lancaster Planning Policy

3.1 Adopted Lancaster District Core Strategy 2003 - 2021, July 2008⁶

The Lancaster District Core Strategy was adopted on 23 July 2008 and sets out strategic policies for development in the district. However, given the significant changes to the planning system that have taken place since its adoption, there are elements of the Core Strategy that have been weakened. Nevertheless, there are still major parts of the document that remain valid and pertinent to the preparation of neighbourhood development plans and the policies in the Neighbourhood Plan for Caton with Littledale must be in general conformity with the policies set out in the Lancaster District Core Strategy.

The following policies in the adopted Lancaster District Core Strategy are relevant to the Caton with Littledale Neighbourhood Plan.

Policy SC 1 Sustainable Development.

In assessing whether a development proposal or allocation is as sustainable as possible, the Council will apply the following principles:

Location (Core Strategy and Allocations):

- It is convenient to walk, cycle and travel by public transport between the site and homes, workplaces, shops, schools, health centres, recreation, leisure and community facilities; and
- The site is previously developed; and
- The current use, appearance or condition of the site cause adverse environmental impacts which could be alleviated through development;
- The site can be developed without incurring unacceptable flood risk or drainage problems; and
- The site can be developed without the loss of or harm to features of significant biodiversity, landscape, archaeological or built heritage importance; and
- The proposed use would be appropriate to the character of the landscape.

Policy SC 4: Meeting the District's Housing Requirements

The Council will:

⁶ <https://www.lancaster.gov.uk/planning-policy/core-strategy>

- Identify a housing land supply sufficient to meet the housing requirement of 7,200 dwellings (net of clearance replacement);
- Manage the phased release of housing land such that the number of recorded dwelling completions is closely aligned to the Annual Average Dwelling Requirement of 400 dwellings

The Council will aim to maximise the opportunities offered by the development of new dwellings to:

- Redress imbalances in the local housing market;
- Achieve housing that genuinely addresses identified local housing need; and,
- Secure units of “in-perpetuity” affordable housing.

Policy SC 5: Achieving Quality in Design

The Council will work with developers, local and national stakeholders and communities to maintain and improve the quality of development by seeking to ensure that throughout the District and particularly within the following areas:

- Lancaster City Centre and its approaches;
- Morecambe Town Centre, Seafront and approaches;
- Lancaster University and Bailrigg Science Park;
- Conservation Areas;
- The North Lancashire Green Belt;
- Regeneration Priority Areas (see Policy ER2);
- Areas of Outstanding Natural Beauty;
- Other rural areas.

New development is of a quality which reflects and enhances the positive characteristics of its surroundings including the quality of the landscape, results in an improved appearance where conditions are unsatisfactory, complements and enhances the public realm and, in high profile locations, creates landmark buildings of genuine and lasting architectural merit.

Policy SC 6: Crime and Community Safety

- The Council will use spatial planning to enhance community safety by: Throughout the District, encouraging high quality, pedestrian friendly designs and incorporating “Secure by Design” principles and attention to personal safety issues in all new development;

- Throughout the District, avoiding car dominated environments and reducing the impact of traffic;
- Managing Lancaster City Centre and Morecambe and Carnforth Town Centres to promote vitality and viability and deliver safe high quality public realm;
- Co-ordinating planning and licensing policies to tackle disorder in Lancaster and Morecambe centres;
- Attracting older people and families into Lancaster and Morecambe Centres during the evening with leisure and cultural attractions, events and increasing their residential population;
- Using development to remove dereliction and eyesore sites particularly in Regeneration Priority Areas identified in Policy ER2;
- Achieving greater use of pedestrian and cycle networks, parks and open spaces in particular the key greenspace systems identified in Policy ER2.

Policy SC 8: Recreation and Open Space

Through future Local Development Documents, the Council will identify, protect and enhance a greenspace and informal recreation network based around the following greenspace systems:

- Morecambe and Heysham Promenade and Coastline;
- The chain of open spaces surrounding Lancaster City Centre;
- The River Lune Corridor from Marsh Point to Glasson Dock;
- The chain of open spaces along the Burrow Beck valley;
- The Lancaster Canal through both Lancaster and Carnforth;
- Lancaster University Campus and the eastern fringes of Lancaster;
- The Lancaster-Morecambe cycle track and the Morecambe railway triangle.

Through future Local Development Documents, the Council will investigate the potential to provide significant new or improved open space in the following areas of deficiency:

- Central Morecambe;
- Central Lancaster;
- The West End of Morecambe;
- The Westgate area;
- The Marsh area of Lancaster;
- Carnforth.

The Council will seek to maximise the involvement of communities in the design and layout of new recreational open space.

Policy ER 3: Employment Land Allocations

At least 24 ha will be developed for new B1, B2 and B8 employment use within the District between 2003 and 2021. Sites will be identified in accordance with the following principles:

- Located within the main urban areas of Lancaster, Morecambe and Carnforth;
- Be attractive to key target sectors and have a reasonable prospect of coming forward for development;
- Be located on previously used land as far as possible;
- Be served by a realistic choice of means of transport;
- Be accessible to shops and community facilities;
- Be connected to the M6 via suitable roads that do not pass through residential areas.

The Council will promote mixed-use development in sustainable locations where such development would not prejudice the District's need for business and industrial premises.

Policy ER 4: Town Centres and Shopping

In order to maintain the vitality and viability of its town centres, provide services as locally as possible and minimise the need to shop by car, the Council proposes the following retail hierarchy:

- Lancaster City Centre will be a sub-regional City Centre - the main comparison shopping destination for Lancaster District attracting significant numbers of shopping trips from adjoining parts of Cumbria, North Yorkshire and Central Lancashire as well as developing a role as a tourist destination;
- Morecambe Town centre will continue to develop as a Town Centre providing local comparison and convenience shopping goods for the District north of the River Lune and retaining an important role as a visitor destination;
- Carnforth Town Centre will develop a District centre role as a Key Service Centre, Market Town and visitor destination;
- Bare (Princes Crescent), Caton, Heysham Road, Heysham, Lancaster University, Silverdale, Torrisholme, West End and Westgate will develop as local service centres providing key services to local communities.

Policy ER 6: Developing Tourism

The Council will promote and enhance tourism development in the District by:

- Supporting the restoration of the Midland Hotel and Victoria Pavilion (Winter Gardens) and the creation of a quality leisure offer in Central Morecambe;
- Creating a high quality historic environment in Lancaster City Centre developing the potential of the Castle and Town Hall and, through regeneration and new development create new environments of a quality which enhance the City;
- Continuing the regeneration of Carnforth's railway, canal and industrial heritage;
- In the District's countryside, encouraging agricultural diversification to create quiet recreation and small scale sensitively designed visitor attractions and accommodation in the District's countryside, promoting new walking and cycling routes including long-distance routes and linkages to national networks;
- Monitoring the availability and quality of the District's stock of visitor accommodation and making provision for new accommodation where necessary.

Policy ER 7: Renewable Energy

The Council will promote renewable energy in the District by:

- Promoting and encouraging the development of renewable energy resources across the District including, but not limited to, the promotion of South Heysham as a key focus for renewable energy generation including wind and biomass technology whilst ensuring the protection of Natura 2000 sites including the Morecambe Bay, Bowland Fells and Leighton Moss Special Protection Areas from adverse effects

Policy CS 1: Improving Customer Services

The Council will;

- Establish face-to-face customer service centres in Lancaster and Morecambe;
- Seek to maintain and develop the quality and range of services offered in the District's Town Centres;
- Seek to ensure that people have access to basic services close to where they live by focusing local services in local centres and key villages in rural areas

3.2 Adopted Development Management DPD, 2014⁷

Policy DM2: Retail Frontages (Extract)

Local and Neighbourhood Centres

Within local and neighbourhood centres, which are defined on the Local Plan Policies Map and accompanying policy within the Land Allocations DPD, the council will allow commercial, community and other non-residential uses on the ground floor where it retains an active frontage.

Proposals which involve the loss of A1 uses or the consolidation of individual units into larger units within local or neighbourhood centres will be considered appropriate where:

- IX. The proposed use is compatible with a shopping frontage and provides a direct service to the general public;
- X. The proposal does not harm the vitality and viability of the local or neighbourhood centre or result in a significant break in the A1 frontage;
- XI. Equivalent provision exists within reasonable walking distance, or forms part of the proposal;
- XII. The use will not result in the loss of local pedestrian accessible shopping facilities;
- XIII. A shop front display is provided; and
- XIV. No adverse impacts on the amenity of local residents, road safety, car parking or traffic flows would result.

Policy DM4: The Creation and Protection of Cultural Assets

Proposals which involve the creation of new cultural facilities, or the improvement / expansion of existing facilities will be supported subject to the following issues being addressed:

- I. The proposal should demonstrate that it will deliver benefits to the wider economy;
- II. Any proposed enhancements to an existing facility will result in the improvement of the cultural offer;
- III. The proposal should be located in an accessible and sustainable location which can be accessed by a range of transport methods;

⁷ <https://www.lancaster.gov.uk/planning/planning-policy/development-management-dpd>

- IV. The proposal should ensure that there is no damage to the local amenity of the area, particularly in terms of impacts on residential amenity and highway safety; and
- V. The proposal would help secure the future of an existing heritage asset through its conservation and enhancement.

Proposals will be supported which assist in the delivery of aspirations and actions of the council's Cultural Heritage Strategy which seeks to realise the economic benefits arising from cultural assets whilst securing their long term future.

Any proposals for cultural facilities should have due regard to all other relevant policies in this Local Plan.

Policy DM6: Advertisements

Advertisements should be well designed and appropriately sited in order to positively contribute to a safe and attractive environment.

All forms of advertisements which require consent must not cause a public safety hazard or contribute to clutter or loss of amenity. Schemes which are submitted for approval should meet the following criteria:

- I. Be of a high quality design and sensitive to its visual appearance on the building on which it is to be sited and the surrounding street scene, especially in the case of a Listed Building or within a Conservation Area;
- II. Be appropriate to its setting and location and has due regard for local distinctiveness;
- III. Not contribute to an unsightly proliferation or clutter of signage in the vicinity;
- IV. Not to cause hazard to pedestrians or road users;
- V. Not cause a visual intrusion by virtue of light pollution into adjoining residential properties or unnecessarily cause poorly directed light pollution elsewhere; and
- VI. Be appropriate and relevant to the business or premises for which it has been created.

The council will seek to avoid the proliferation of advertisements in sensitive locations, particularly in historic and rural locations or locations which have high visual amenity, where it is considered that the amenity of the locality will be impaired.

The council has already prepared supplementary guidance on this issue entitled 'Shopfronts and Advertisements Design Guide'. This guidance note remains relevant and will be used as a material consideration on proposals of this nature, regardless of their location in the district.

Policy DM7: Economic Development in Rural Areas

Development proposals for economic development within rural areas which maintain and enhance rural vitality and character will be supported where it is demonstrated that they improve the sustainability of rural communities by bringing local economic, environmental and community benefits. This includes economic development which is an appropriate scale and nature and assists in the diversification of the rural economy, including the diversification of agricultural holdings:

- I. Essential operations for agriculture, horticulture, equine related activities, allocated mineral extraction or waste management facilities and essential infrastructure where there is a proven and justified need;
- II. Development required for new or existing outdoor sport and leisure facilities where a rural location is needed and justified and is in accordance within other Local Plan policies;
- III. Renewable energy schemes in appropriate locations and in accordance with other relevant Local Plan policies;
- IV. The conservation or enhancement of sites of heritage or biodiversity value;
- V. A site allocated for particular purposes through the Land Allocations DPD or other Local Plan documents;
- VI. The alteration, replacement, extension or change of use of existing buildings in accordance with other Local Plan policies; and

- VII. The erection of house extensions or extension of outbuildings which are ancillary or incidental to existing dwellings and are sympathetic to the character of the original building and its setting.

A preference should be given to the re-use of Previously Developed Land (PDL) and the conversion and re-use of existing rural buildings, in accordance within Policy DM8 of this document and National Planning Practice Guidance (NPPG). Development proposals on greenfield sites within the open countryside will be supported where it is demonstrated that no alternative suitable locations exist within local settlement areas and that the benefits from the proposal outweigh the impacts on local amenity.

Development in rural locations will not be supported if it is likely to adversely affect an internationally designated wildlife site, either directly or indirectly through, for example, increasing the risk of disturbance created by visitor pressure. The principles of Policy DM27 should apply.

Development proposals which include land within an Area of Outstanding Natural Beauty (AONB), or within their setting, should have regard to the provisions of paragraph 115 of the National Planning Policy Framework and, in relation to the Arnsdale and Silverdale AONB, the forthcoming Development Plan Document related to this area.

Development proposals which include land within the Green Belt should have due regard to guidance contained within paragraphs 89 and 90 of the National Planning Policy Framework and Policy DM11 of this document.

Proposals relating to residential development in rural areas will be considered against Policy DM42 and DM43 of this DPD and other relevant supplementary planning documents.

Policy DM8: The Re-Use and Conversion of Rural Buildings

The principle of re-using buildings within rural areas, outside of established settlement areas, for uses set out in criteria (i) to (vii) in Policy DM7 of this document will be supported where:

- I. Suitable services and access are available without the need for works which would adversely affect the character of the building and / or locality;

- II. The building is of a permanent and substantial construction, is structurally sound and capable of conversion and that any important architectural and historical features are retained within the proposal;
- III. The proposal safeguards the roosting or nesting habitat of any protected species present within the building;
- IV. The conversion can be carried out without major extensions to the existing building, or the construction of ancillary buildings;
- V. The proposal does not adversely affect the character, rural setting and appearance of the surrounding landscape or the amenity of nearby residents through the use of good design and use of materials;
- VI. The type of use proposed is of a scale and type that is consistent with the specific location;
- VII. The proposal does not have an adverse impact on the local highway network, either in terms of highway safety or highway capacity; and
- VIII. The proposed is accompanied by an acceptable Travel Plan where it is recognised that the proposed use will generate a significant level of trips.

Proposals will be expected to show that the existing building will not be substantially altered or increased in footprint or scale.

Proposals which may have significant implications of the surrounding landscape should be accompanied by a Landscape Impact Assessment to set out the levels of impact and suggest mitigation measures to minimise such impacts.

Proposals which involve the re-use and / or conversion of rural buildings to residential purposes should have due regard to Policy DM42 and DM43 of this document.

Policy DM9: Diversification of the Rural Economy

The council will support proposals in rural areas which seek to diversify the rural economy, particularly where it is demonstrated that significant economic benefits exist from the diversification of the farm holding without generating adverse impacts on the environment.

The council will have regard to the permitted development rights for agricultural buildings but will otherwise encourage the re-use, adaptation or conversion of existing rural buildings which assist in the diversification and economic stability of an agricultural holding where:

- I. It can be clearly demonstrated by the applicant that the building(s) which are part of the proposal can no longer be used for ongoing agricultural uses;
- II. The agricultural diversification remains ancillary to the primary agricultural use and gives priority to the re-use of an existing building;
- III. The proposed use of the building is appropriate in a rural location, that the building(s) are of a substantial and permanent construction, structurally sound and capable of conversion without major alterations or adaption and where important original features can be retained;
- IV. The scale and use of any diversification proposals or the economic purpose (including cumulative impacts associated with any other ancillary developments / uses) is appropriate for its location and does not conflict with policies and objectives within other Local Plan documents; and
- V. The proposal does not generate unacceptable levels of traffic or have detrimental impacts on highway safety.

Whilst the council would place a preference on the re-use and conversion of existing buildings to aid diversification, where it can be justified and is appropriate, replacement buildings for farm diversification in rural areas of the countryside will be supported where:

- VI. The building to be replaced is of a permanent and substantial construction;
- VII. The replacement building is not materially larger than the existing building and is of a design which is compatible to its setting and location;
- VIII. A preference has been given to the siting of replacement buildings on previously developed land within existing farm clusters.

The council will support and encourage the delivery of improved broadband provision for rural areas to encourage rural employment and home-working. Development proposals should consider how they may assist in the delivery of improved broadband speeds within rural areas in accordance within Policy DM24 of this document and paragraph 43 of the National Planning Policy Framework.

Development in rural areas will not be supported if it is likely to generate adverse impacts on designated wildlife sites or designated landscape areas, either directly or indirectly. The principles of Policies DM27 and DM28 should apply

Policy DM10: Equine Related Development

Horse-related activity and small-scale extensions to existing equestrian enterprises in rural areas will be permitted in principle. The council will expect applicants to demonstrate that in identifying proposal sites that a sequential approach has been followed, placing a greater priority towards accessible sites on the edge of existing settlement areas. Proposals will be subject to the following criteria:

- I. In the first instance priority is given to the re-use and conversion of existing buildings and accord with policies DM7 and DM8 of this document;
- II. New stables and associated infrastructure (including ménages, storage, lighting, hard- standing, fencing and other paraphernalia) should be well screened from the surrounding countryside and should not interfere within the amenity of surrounding residents;
- III. New buildings for indoor equestrian use should be located within or adjacent to existing buildings;
- IV. Proposals should not have a detrimental impact on the local highway network and highway safety;
- V. Their design, scale, siting, external lighting and use of materials should respect the rural setting and landscape; and
- VI. Provision is made for removing any equipment and re-instating the site once its use for horses is no longer required.

Policy DM12: Leisure Facilities and Attractions

Major Facilities

Proposals for major leisure facilities or attractions (excluding visitor accommodation) that involves more than 1,000sqm of floorspace or 1 hectare or more of land will be permitted where:

- I. The site is within the identified town centre boundary of Lancaster and Morecambe, preferably in a brownfield location within Morecambe which can provide a catalyst for regeneration within the locality, or is supported by a specific site allocation in the Land Allocations DPD or an identified direction of mixed use growth set out elsewhere within 'The Local Plan for Lancaster District'.

Proposals in rural areas will also be considered favourably where it is demonstrated that a rural location is necessary for the facility / attraction and that it cannot be located in a more sequentially preferable town centre location. Proposals will be considered favourably where:

- II. It is for the expansion of an existing leisure facility or attraction in the countryside and is in scale and character with its location and complies with other relevant policies within this Development Management DPD; or
- III. It is for the conversion of suitable existing buildings in the countryside and the proposal complies with other relevant policies within this Development Management DPD.

Minor Facilities

Proposals for minor leisure facilities or attractions involving less than 1,000sqm of floorspace or 1 hectare of land will be considered favourably where it meets criteria (i) to (iii) and where the proposal:

- IV. Is located within an identified town centre boundary, preferably in a brownfield location, or within a complex of existing rural buildings;
- V. Is accessible to a variety of modes of transport, including public transport;
- VI. Does not result in an adverse impact on the visual amenity within the locality;

VII. With regard to rural buildings, the proposal satisfies the relevant criteria of Policy DM8.

Proposals for leisure uses (both major and minor facilities) which are located outside of defined town centre locations should address the relevant requirements of Policy DM1 of this DPD in relation to the Sequential Test and Impact Assessment.

Proposals for both major and minor leisure facilities and attractions must assist in delivering improvements to Green Infrastructure within the local area.

Any proposals which are expected to generate significant footfall and vehicle movements will be expected to provide a travel plan in accordance with Policy DM23 of this document.

All proposals for leisure and visitor facilities should have due regard to all relevant planning policies within the Development Management DPD, in particular relating to impacts on the local environment, amenity and highways.

Developments which are likely to increase harm through visitor pressure within internationally designated wildlife sites or designated landscape areas will not be supported.

Policy DM13: Visitor Accommodation

Hotel Accommodation

Proposals for hotel development will be supported where they are located within a defined town centre, as set out in the Local Plan Policies Map or are in accordance with the relevant policies within the future Land Allocations DPD.

Proposals which involve the development of hotel uses located outside of the defined town centre boundaries and which are not in accordance with relevant policies within the future Land Allocations DPD will be expected to demonstrate, through the use of the sequential test, that no sequentially preferable sites exist, whether this be in a town centre or, in the case of out-of-centre proposals, that no preferable edge-of-centre locations exist. Flexibility should be demonstrated in relation to format and scale of proposals.

All proposals for hotel development will be expected to demonstrate that the location is accessible to a range of transport modes and public transport.

Other Visitor Accommodation

Proposals for other visitor accommodation, including bed & breakfast, self catering accommodation (excluding caravan sites, log cabins and chalets) will be acceptable where the proposal:

- I. Is on a site within the existing built-up area of Lancaster, Morecambe, Heysham, Carnforth or smaller settlement which provides a sufficient level of basic service provision, preferably on previously developed land; or
- II. Is on a site which has a specific land allocation or an identified direction of mixed growth set out elsewhere in the Local Plan; or
- III. Provides accommodation of an appropriate nature and scale to meet the needs of an existing visitor facility or attraction and is located adjacent to the facility or attraction; or
- IV. Involves the conversion or re-use of a suitable existing rural building(s) and the proposal complies with other relevant policies within this document, particularly the criteria set out in Policy DM8.

Proposals which relate to other types of visitor accommodation, including caravans (both static and touring), log-cabins and chalets should be considered under Policy DM14 of this document.

Policy DM14: Caravan Sites, Chalets and Log Cabins (extract)

Within Areas of Outstanding Natural Beauty (AONBs), or within their settings, proposals for new static or touring caravan sites, or the extension or expansion of existing sites will not be permitted where it is concluded that such proposals will have an adverse impact on conserving the landscape and scenic beauty of these areas.

Caravan Development

Proposals for new static and touring caravan sites, or the extension of an existing site will be supported in principle within the district and outside of areas of designated landscape importance, in appropriate locations and to an appropriate scale, subject to the following criteria:

- I. That priority is given to the re-use of previously developed sites; provided that it is not of a high environmental value. Where greenfield sites are identified it should be demonstrated that no alternative, suitable brownfield sites exist in the locality;
- II. The proposed development has no adverse impact upon the landscape character or significant detrimental impact on the visual amenity of the locality, and includes satisfactory proposals for additional landscaping where required. Proposals will also be assessed against the requirements of Policy DM28.
- III. That the layout retains on-site features and provides compensatory planting and other nature conservation measures within or near to the site;
- IV. The proposal maintains and enhances existing areas of recreational open space or create new areas of recreational open space which are of a proportionate scale;
- V. The proposal does not have an adverse impact on biodiversity and where appropriate seeks to raise the environmental value of the locality;
- VI. The proposal does not have an adverse impact on surrounding residential amenity; and
- VII. That the proposal is in an accessible location and has no adverse impact on the capacity of the local highways network, highway safety and other important local infrastructure.

Development of Chalets, Log Cabins and Purpose Built Holiday Accommodation

The council will consider proposals relating to chalets, log-cabins and purpose built holiday accommodation subject to criteria (i) and (vii) above and:

- VIII. Be of a scale and design appropriate to the locality and does not have any detrimental impacts on the local landscape, particularly in Areas of Outstanding Natural Beauty; and
- IX. Makes use of appropriate materials which are sympathetic to its locality.

Occupancy of Caravan Sites, Chalets, Log Cabins and Holiday Accommodation

The council will seek to regularise the duration of opening of existing holiday accommodation within the district (including caravan sites, chalets and log cabins). The council will be sympathetic towards proposals to extend opening seasons to provide holiday accommodation for the whole year. Proposals to extend their duration of opening and occupancy will be permitted where:

- X. There will be no significant impacts on the surrounding visual amenity or on nature conservation interests;
- XI. There are no adverse impacts on local infrastructure and highway safety;
- XII. Appropriate on-site improvements, including improved facilities and recreational provision of an appropriate scale, are agreed with the local planning authority and implemented before the extended opening season begins, subject to landscaping improvements; and
- XIII. The proposal is accompanied by a legal agreement which states that the accommodation will remain in a visitor use only and not be used for permanent residential occupation.

Whilst the council will be sympathetic towards proposals to extend seasons of opening to provide enhanced visitor facilities, a strong position will be maintained over holiday accommodation being used for residential purposes and occupied all year round. Occupancy conditions will be enforced by the council where it is considered to be expedient and appropriate to do so in accordance with the council's adopted 'Planning Enforcement Charter' (2011).

To ensure that proposals comply with criteria (xiii) applicants will be expected to enter into a legal agreement to ensure that the units on site are not subject to permanent residential occupancy. The council will encourage the owners of caravan sites to supply information on any permanent residents.

Policy DM15: Proposals Involving Employment Land & Premises (extract)

Any proposals for employment uses within rural areas of the district will be expected to comply with Policies DM7 and DM8 of this document.

Proposals which generate significant levels of employment should be located in accessible locations which can be safely accessed by a range of transport modes and provide sufficient and appropriate levels of car parking in accordance with Policy DM22 and the detail supplied in Appendix B of this DPD.

Proposals which, as a consequence, will generate significant traffic movements may also be required to provide a travel plan, in accordance with Policy DM23 of this document, which sets out how excessive travel movements can be mitigated and sustainable travel patterns encouraged.

The requirement for a travel plan will be assessed on a case-by-case basis.

Loss of Employment Land and Premises for Alternative Uses

The council will seek the retention of land and buildings which are in an active employment use, has a previous recent history of employment use, or still has an economic value worthy of retention. Proposals which involve the use of employment land for alternative uses such as residential will only be permitted where:

- IV. It has been demonstrated, through a satisfactory and robust marketing exercise which has taken place over a reasonable period of time (at least 12 months) that an ongoing employment use on the site / premises is no longer appropriate and viable. Such a marketing exercise should demonstrate that the site / premises has been marketed using appropriate media sources at a realistic price for both the existing use and for redevelopment (if appropriate) for other employment uses; or
- V. The location has such exceptionally severe site restrictions, due to very poor access or servicing arrangements, or surrounding land uses make a continuing employment use inappropriate; or
- VI. The re-use of the employment land meets the wider regeneration objectives set out in the Local Plan or where the benefits of the proposal outweighs the loss of the site for employment purposes.

Any proposals should have due consideration to all relevant policies within the Development Management DPD.

Policy DM16: Small Business Generation

The council will support proposals which involve the creation or sustainable expansion of small businesses within the district, subject to the following criteria being met:

- I. The site is located within the built-up areas of Morecambe, Lancaster, Heysham, Carnforth or a smaller rural settlement, an identified employment area or a site specifically allocated for that type of use or is part of a suitable and sustainable farm diversification scheme within a rural area; or
- II. The proposal is for the sustainable expansion of an existing business within its existing site, subject to other policies within this document; or
- III. The proposal is for the conversion or redevelopment of suitable existing buildings in accordance with all other relevant policies within this Development Management DPD.

The council will seek to promote the role of home-working within the economy, through improvements to telecommunications infrastructure and small-scale extensions to existing residential dwellings. The council will not support proposals for residential development which are contrary to policies within the Local Plan and the National Planning Policy Framework purely on the basis that they would assist in the delivery of home-working.

Policy DM17: Renewable Energy Generation

The council is committed to supporting the transition to a lower carbon future and will seek to maximise the renewable and low carbon energy generated in Lancaster District, where this energy generation is compatible with other sustainability objectives.

The council will support proposals for renewable and low carbon energy schemes that offer the opportunity to contribute to a low carbon future where the direct and indirect impacts are, or will be made, acceptable (unless material considerations indicate otherwise) subject to the following criteria:

- I. The proposal with its ancillary development would not individually or cumulatively have an unacceptable significant effect as a result of its scale, siting or design on the landscape, visual amenity,

biodiversity, geodiversity, townscape and historic assets of the district and will not unduly affect highway safety;

- II. The impacts of the development are mitigated so as to ensure that there are no unacceptable significant effects on the amenities of sensitive neighbouring uses (including by virtue of noise, dust, odour or traffic); and
- III. The wider environmental, economic, social and community benefits directly related to the scheme outweigh any significant adverse effects.

In areas which have been designated for their national importance, as identified in the National Planning Policy Framework, large-scale renewable energy infrastructure will only be permitted where it can be demonstrated that it would be appropriate in scale, located in areas which do not contribute positively to the objectives of the designation, is sympathetically designed and includes any necessary mitigation measures.

The council will expect developers to work in partnership with the local community in developing proposals for renewable and low carbon energy and demonstrate how the concerns and requirements of the local community have informed the submitted proposal. Community-led initiatives for the development of renewable or low carbon energy will be supported.

Developers will be expected to provide evidence to support their proposals including landscape, visual and ecological assessments (including where required an Environmental Impact Assessment (EIA) and Habitats Regulation Assessment (HRA)) and to demonstrate that any impacts can be satisfactorily mitigated where negative impacts cannot be solely removed through site selection. Mitigation and compensatory measures should be investigated as part of this process.

The council will require that where renewable energy installations become non-operational for a period in excess of one year, the facility will be removed and the site will be fully restored to its original condition within one year.

Proposals for wind energy should also be assessed against the criteria set out in Policy DM18 of this document.

Policy DM18: Wind Turbine Development

Proposals which involve the generation of energy by wind turbines, including ancillary equipment and associated infrastructure and landscaping, will be supported in principle by the council if the direct and indirect impacts are, or can be made, acceptable (unless material considerations indicate otherwise) subject to the satisfaction of the following criteria:

- I. They do not have unacceptable significant effects, either alone or cumulatively, on the landscape's character and value. This includes impacts on both urban and rural settings;
- II. They do not result in unacceptable significant effects either alone or cumulatively by virtue of visual, noise or 'shadow flicker' impacts on local residents and sensitive users;
- III. They do not result in unacceptable significant effects either alone or cumulatively on areas of ecological value, especially on protected species and habitats, or result in the fragmentation of migration routes for protected bird species. The principles of Policy DM27 of this document would apply;
- IV. Impacts on television reception are adequately addressed;
- V. Impacts on playing fields, Public Rights of Way (PROW) and bridleways are addressed;
- VI. Adequate and appropriate access can be provided to and within the site, having regard to the landscape, biodiversity, highway safety and amenity impacts;
- VII. Proposals, where necessary, are supported by an arboricultural impact assessment and do not result in the loss of protected trees. Where removal of trees is adequately justified the council's Tree Policy, adopted in 2010 (or subsequent editions) will apply;
- VIII. They do not have unacceptable significant effects, either alone or cumulatively on the significance of the district's heritage assets and do not result in the removal of or substantial harm to the significance of non-designated and designated heritage assets. Impacts upon heritage assets will include impacts upon the setting of the heritage asset;

- IX. Where located on agricultural land, opportunity has been sought to protect the most valuable and productive agricultural land;
- X. The impacts on aviation / marine navigation systems and safety and 'line of sight' communications are adequately addressed;
- XI. Hydrological and drainage impacts have been fully assessed and appropriate mitigation measures included to reduce and mitigate impacts;
- XII. The integrity of areas of deep peat are not adversely affected, including the dissection for access roads and foundation construction;
- XIII. Evidence that the wider environmental, economic and social benefits of the scheme would outweigh any residual harm that remains including any harm to the visitor economy and recreation.

Developers will be expected to provide evidence to support their proposals including landscape, visual and appropriate environmental and ecological assessments.

Where unmitigated or partially unmitigated significant effects outweigh the benefits of the proposal, when assessed against the above criteria and other policies of the Development Plan, planning permission will be refused.

Policy DM19: Upgrades to the National Grid

The majority of upgrades to National Grid assets within Lancaster District are likely to be considered as Nationally Strategic Infrastructure Projects (NSIPs). In the case of NSIPs, decisions will be taken by the Secretary of State for Energy and Climate Change and not the Local Planning Authority. The National Policy Statement (NPS) for energy, particularly NSP EN-1 and NSP EN-5, provide the national policy context for these projects. The council will be a consultee within this process and through effective engagement will work to secure the most appropriate form of development in light of the policy issues set out below.

- I. That the routes and technologies chosen mitigate as far as possible the environmental effects that result from this proposal (this should seek to deliver underground routes as far as technically, economically and practically possible);

- II. The route chosen does not compromise the landscape value of the district, in particular specially designated landscapes of the Arnside & Silverdale and Forest of Bowland Areas of Outstanding Natural Beauty;
- III. The proposed route would not result in a significant adverse impacts on the historic environment or nature conservation interests;
- IV. That appropriate mitigation measures are put in place to minimise the impacts on residential amenity on properties in close proximity to the route; and
- V. The proposals are capable of being constructed without undue disruption to the economic well-being of the district, particularly in relation to road closures and other means of construction disruption.

Policy DM20: Enhancing Accessibility and Transport Linkages (extract)

The council will seek to ensure that development proposals, particularly those which will generate significant footfall and motorised vehicle journeys, are located where sustainable travel patterns can be achieved, with more higher density mixed use development located in accessible centres or in close proximity to main public transport routes.

Proposals should minimise the need to travel, particularly by private car and maximise the opportunities for the use of walking, cycling and public transport. Development proposals will be supported where they seek to:

- I. Make the best use of existing public transport services and where appropriate provide opportunities for improving and sustaining the viability of those services;
- II. Ensure that there is convenient access for walking and cycling to local facilities;
- III. Create buildings and places that are easily accessible for the whole community, particularly those with disabilities;
- IV. Develop an innovative and flexible approach to the delivery of public transport in rural areas of the district;

- V. Make appropriate provision for parking in accordance with Policy DM22 and the car parking standards set out in Appendix B of this document, in terms of both the number of spaces provided and their location in relation to the development, to encourage sustainable travel patterns and avoid congestion and adverse highway safety impacts caused by excessive on-street parking; and
- VI. Be designed and located to ensure the provision of safe streets and reduce as far as possible the negative impacts of vehicles in accordance with paragraph 32 of the National Planning Policy Framework. This should address issues such as highway safety, highway efficiency and excessive volumes of traffic, fumes and noise. Where proposals are not able to achieve this, it must be clearly demonstrated that significant impacts can be addressed through the preparation of a Travel Plan in accordance with Policy DM23.

Development proposals should seek to maximise the efficiency of capacity on the existing transport and highway network. Where such capacity is insufficient, the provision of new transport and highway infrastructure will be sought as a priority. Depending on the scale, nature and location of development new infrastructure, either in whole or in part, will be required to enable the properly phased implementation of the development. Where capacity is insufficient and insufficient mitigation measures are proposed to remediate this issue then planning permission is likely to be refused.

Policy DM21: Walking and Cycling

Walking

To protect, maintain and improve the pedestrian environment, the council will ensure that development proposals:

- I. Maintain and where possible improve the existing pedestrian infrastructure, including the Public Rights of Way (PROW) network;
- II. Ensure that no adverse impacts are created for the pedestrian environment, particularly in relation of pedestrian safety, and provides appropriate pedestrian access for all sections of the community;

- III. Improve the safety and security of the pedestrian environment through the use of appropriate design and lighting.

Where development proposals affect a Public Right of Way, the council will expect that appropriate alternative diversion routes are provided as part of the proposal.

Development which will generate a significant level of footfall should be located within central or highly accessible locations which provide good access for pedestrians and have due consideration to the criteria set out in (i) to (iii) above and any other relevant guidance provided on this matter.

Cycling

To build on the previous success of Lancaster's designation as a 'Cycling Demonstration Town' the council will ensure that development proposals do not adversely impact on the existing cycling network or cycle users. Development proposals should also encourage greater opportunities for cycle users through good design, appropriate cycle access, where appropriate good linkages with the existing cycle network and secure cycle parking and storage facilities. Non-residential development proposals should also promote shower changing facilities for staff.

The council will, where possible, support the growth of the local cycling network within the district to encourage and maintain the growth of cycle usage as a viable and suitable form of transport and recognise the value of such a network in creating a coherent network of green infrastructure.

Policy DM22: Vehicle Parking Provision

Car Parking Provision

In relation to the provision of car parking, development proposals will be considered acceptable where:

- I. The design of the proposal incorporates provision of car and cycle parking that accords with the levels and layout requirements set out in Appendix B of this document;
- II. The minimum levels of car parking for people with impaired mobility as set out in Appendix B are achieved; and
- III. Parking facilities are shared where location and patterns of use permit.

Cycle Parking Provision

Adequate and secure vehicle and cycle parking facilities should be provided to serve the needs of the proposed development. Car free development or development proposed which incorporates very limited car parking provision will only be considered acceptable in appropriate locations where there is clear justification for the level of provision proposed, having consideration for the current and proposed availability of alternative transport modes, highway safety, servicing requirements, the need of potential users and the amenity of occupiers of nearby properties and other parking facilities.

Policy DM24: Telecommunications and Broadband Improvements

The council will support the improvement and extension of telecommunication and broadband coverage and broadband speeds, particularly in rural areas which have poor or no service provision at all, providing that the proposals accord with paragraph 43 of the National Planning Policy Framework and that the following criteria are achieved.

- I. Installation equipment is sited and designed to minimise its visual impact on the surrounding landscape;
- II. Proposals will not have a detrimental effect upon the character or appearance of the building and local amenity; and
- III. That it has been demonstrated there is no reasonable possibility of sharing existing facilities within the locality.

Proposals for telecommunications or broadband equipment should pay due regard to their surroundings through sympathetic design, particularly in sensitive townscapes and landscapes. The principles of Policy DM27 will apply in relation to the impacts on the natural environment.

Policy DM25: Green Infrastructure

Green Spaces and Green Corridors

The integrity and connectivity of the Green Infrastructure network will be managed, maintained, protected and enhanced. Opportunities to extend the framework of green spaces and green corridors in the district should be taken and development proposals which will result in the damage to the integrity of or severance of a green corridor will be resisted by the council.

Individual green assets should be retained wherever possible, particularly in relation to spaces which have a recognised value, whether this is a community or environmental value. Any development proposals which involve the loss of designated green space will be resisted by the council. Where appropriate, development proposals should seek to integrate green spaces and green infrastructure into development proposals and forge linkages with existing green space networks

The loss of green spaces and corridors will only be considered acceptable where it is allowed for as part of the development plan process and on balance achieves wider policy aims and objectives. In such instances it would be expected that replacement habitat / provision be provided which is of an equal or better standard (in both quantitative and qualitative terms) than existing. In relation to replacement habitat biodiversity offsetting should be considered.

Development proposals should incorporate new and / or enhanced green spaces of an appropriate type, standard, size and reflects the needs for the area as set out within the council's 'PPG17 Open Space Assessment' or successor documents. Where on-site provision has been demonstrated not to be possible, or the council is satisfied that on-site provision is not beneficial or appropriate, financial contributions will be sought towards the creation of new facilities off-site or to enhance and improve existing provision to meet the needs of the community.

The council will expect proposals for new residential development to provide for improvements to open space; such proposals will be expected to give due consideration to the forthcoming guidance on open space provision or successor documents or, where appropriate the requirements of site specific development briefs.

Proposals for major development should be accompanied by an audit of the Green Infrastructure within and adjacent to the site and a statement demonstrating how this will be retained and enhanced through the development process.

Allotment Provision

Existing allotments, which are recognised to have significant land value to the local community will be protected, and where possible enhanced. The council will support the provision of new allotment facilities and other food

growing places where opportunities arise and a clear need is demonstrated.

The council will address any deficit in allotment provision through the identification of land within any major development site. These requirements will be set out within the relevant policies of the Land Allocations DPD.

Garden Provision

The council recognises that garden space, particularly within urban areas, is a vital source of green space to residents and of significant importance to natural habitats. The loss or reduction of garden spaces in urban areas could lead to a decrease in the quality of life and a significant impact on the natural environment. In accordance with paragraph 53 of the National Planning Policy Framework the council will resist proposals which will involve the loss of garden spaces to built development where it will result in harm to the local environment and amenity.

Policy DM26: Open Space, Sports and Recreational Facilities

Protection of Recreational Open Space

Open space which the council views to have an environmental, economic or community value will be protected from development proposals which would result in their loss, either partially or fully. Should the council accept that exceptional circumstances exist in relation to the re-use or redevelopment of open space, high quality re-provision will be required which provides equal or better provision than currently exists. Any improved provision should seek to serve both existing users of the space and any uplift in users associated with the development proposed.

In terms of deciding on the value of the open space, the council will only consider the loss of open space where it has been clearly demonstrated, via consultation with key stakeholders and the local community, that the land in question no longer has an economic, environmental or community value. Only once this has been clearly demonstrated by the applicant / developer will the council consider the loss of open space. Proposals which involve the loss of open space will also need to be accompanied by a full Open Space Assessment in accordance with Paragraph 74 of the National Planning Policy Framework.

Development proposals which are within the vicinity of designated open spaces will be required to incorporate design measures that ensure that there are no negative impacts on amenity, ecological value and functionality of the space. The council will only permit development that has identified negative impacts on open space where appropriate mitigation measures or compensation measures have been provided.

The council will protect semi-natural private amenity space, particularly in the main urban settlements of Lancaster and Morecambe, which are not specifically designated as open space but have an economic, environmental or social value to the community they serve. Development of such sites will not be encouraged unless appropriate re-provision is provided or it is clearly demonstrated by the applicant that the land in question does not provide any economic, environmental or social value.

The Creation of New Recreational Open Space

Development proposals located in areas of recognised open space deficiency will be expected and encouraged to provide appropriate contributions toward open space provision, either through the provision of on-site facilities or, more likely in relation to recreational space, a financial contribution toward the creation of or enhancement of existing recreation spaces offsite. Development proposals should give due consideration to the forthcoming guidance relating to open space provision or successor documents or, where appropriate the requirements of site specific development briefs.

Any provision made for recreational open space should be fully accessible to the public without any restrictions and will be provided in addition to any private amenity space or landscaping. Proposals should not have an adverse impact on surrounding residential amenity in terms of light and noise disturbance, any potential impacts should be appropriately mitigated against. Biodiversity benefits are required to be maximised as part of any open space provision. New or improved open space is required to incorporate areas of wildlife habitat complementing the surrounding habitat and biodiversity; such space should be appropriately managed in perpetuity

Policy DM27: The Protection and Enhancement of Biodiversity

The onus will be on the applicant to demonstrate how impacts on biodiversity have been minimised and net gains in biodiversity have been provided where possible.

The council will require development proposals that have potential to affect (directly or indirectly) an international, national or locally-designated site or protected habitats or species to be accompanied by relevant surveys and assessments detailing likely impacts and where necessary appropriate mitigation and compensatory measures.

Development affecting Internationally Designated Sites

Development proposals affecting directly or indirectly an international designated sites qualifying habitat and/or species are subject to the requirements of The Conservation and Habitats and Species Regulations 2010.

In accordance with the above regulations where a proposal has implications for international designated sites, the proposal will be expected to be accompanied by a Habitats Regulation Assessment.

Development proposals which involve the removal of naturally occurring areas of water worn limestone, or which could damage limestone pavement will not be permitted.

Developments affecting Nationally Designated Sites

Development proposals will not be permitted where there is likely to be an adverse effect on sites of national importance for biodiversity and/or geology. In exceptional circumstances development proposals may be considered acceptable where the benefits of the development clearly outweigh both the impacts that the development is likely to have on the defining features of the site and the broader impacts on the national network of that designation. Where adverse effects are unavoidable these should be minimised and mitigated against, and where this cannot be achieved, compensated for via net gains. Proposals should meet the requirements of paragraph 118 of the National Planning Policy Framework.

Developments affecting other Environmentally Sensitive Sites and Species

Development proposals will not be permitted where there is an adverse effect on priority species and priority habitat or sites of a local or regional

importance for biodiversity and/or geology, unless the benefits of, the proposal outweigh the potential adverse effects. Where adverse effects are unavoidable a development proposal will be required to demonstrate that:

- I. Adverse effects are minimised;
- II. Provision is made for mitigation and compensation measures, such as on-site landscape works, off-site habitat creation, species relocation and ongoing management as appropriate, such that there is a clear net gain for biodiversity; and
- III. The biodiversity value of the site is not compromised, both on its own and as part of the wider network of sites.

Development proposals should retain and enhance existing landscaping and natural features (e.g. trees, hedges, river banks and watercourses) to enhance biodiversity and create wildlife and recreational corridors. Proposals should not result in habitat fragmentation. Opportunities should be taken where appropriate to achieve beneficial measures within the design and layout of development.

Development proposals will be expected to include measures that maintain and enhance important features. Priority should be given to measures which assist in achieving targets in the Biodiversity Actions Plan (BAP) for Lancashire, that provide opportunities to improve public access to nature or ensure the effective management of biodiversity or geological features.

Protection of Soils and Land of Agricultural Value

Development proposals should protect and enhance soil resource and minimise the loss of the most fertile soil and soil erosion.

Development proposals should avoid the use of the important and fertile agricultural land and should, as far as possible, use the lowest grade of land suitable.

Policy DM28: Development and Landscape Impact (extract)

Development affecting Protected Landscapes

In determining planning applications, the council will attach greatest weight to the protection of nationally important designated sites. The council will require proposals which are within, or would impact upon the

setting of, designated landscapes to be appropriate to the landscape character type and designation.

Development proposals should, through their siting, scale, massing, materials and design seek to contribute positively to the conservation and enhancement of the protected landscape.

Consideration will be given to both the individual and cumulative impacts of a proposal.

Proposals which would have a significant adverse effect upon the character of the landscape or which would harm the landscape quality, nature conservation interests, geodiversity interests or cultural heritage will not be permitted in accordance with paragraph 116 of the National Planning Policy Framework.

Development affecting Key Urban Landscapes

Key Urban Landscapes are a local landscape designation identified on the Local Plan Policies Map. Identified areas will be conserved and important natural features safeguarded. Within these areas the council will only support development that preserves the open nature of the area and the character and appearance of its surroundings.

Development affecting Other Landscapes

In addition to nationally protected landscapes the district also benefits from locally important landscapes.

Outside of protected landscapes the council will support development which is in scale and keeping with the landscape character and which are appropriate to its surroundings in terms of siting, design, materials, external appearance and landscaping. Consideration will be given to both the individual and cumulative impacts of a proposal.

Landscape and Visual Impact Assessments

Development proposals which are considered, due to their scale or location, to have potential adverse impacts on the local landscape and local character will be expected to be accompanied by a Landscape and Visual Impact Assessment (LVIA). The LVIA should systematically assess the effects of change on the landscape, both landscape and visual effects, as a consequence of a development proposal. Through such an assessment

development proposals should be designed to avoid negative landscape effects and where this is not possible negative landscape effects should be reduced or offset through appropriate mitigation/compensatory measures.

Policy DM29: Protection of Trees, Hedgerows and Woodland

Protection of Trees, Hedgerows and Woodland

The council will support the protection of trees and hedgerows which positively contribute, either as individual specimens or as part of a wider group, to the visual amenity and/or environmental value of the location. The council will also protect ancient trees and seek to increase the resilience of all woodlands to Climate Change, pests and diseases.

Development should positively incorporate existing trees and hedgerows within new development. Where this cannot be achieved the onus is on the applicant to justify the loss of trees as part of their Arboricultural Implications Assessment (AIA – further guidance as to the content of such an assessment is provided within the council’s Planning Applications Validations Guide). Where the loss is adequately justified the council will seek replacement tree planting at the ratios adopted in the Council’s Tree Policy adopted in 2010, or successor documents.

Encouraging Tree Cover

The council will expect appropriate opportunities to encourage the planning of new trees and woodland throughout the district in an effort to mitigate against the impacts of Climate Change, and to enhance the character and appearance of the district.

Policy DM30: Development affecting Listed Buildings

The significance of a Designated Heritage Asset can be harmed or lost through alteration or destruction of a Listed Building or through development within its setting. Where a development proposal will lead to substantial harm or loss of significance consent will be refused.

Demolition of Listed Buildings

Proposals which involve the substantial harm to or total loss of significance of Listed Buildings, including demolition will not be permitted unless it can be demonstrated that the substantial harm or loss is necessary to achieve overriding public benefits that outweigh that harm or loss, or that the

following criteria as set out in Paragraph 133 of the National Planning Policy Framework will apply:

- I. The nature of the heritage asset prevents all reasonable uses of the site; and
- II. That no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- III. That conservation through grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- IV. The harm or loss is outweighed by the benefit of bringing the site back into use.

Extensions and Alterations to Listed Buildings

Proposals which involve the alterations or extensions to Listed Buildings, including any partial demolitions, should be based on an accurate understanding of the significance of the asset.

Proposals which involve external and/or internal alterations to a Listed Building which would have an adverse impact on the special architectural or historic character of the building and/or their surroundings will not be permitted. The loss of historic fabric simply to accommodate new will not be permitted.

New extensions which dominate or distract from the Listed building in terms of siting, style, scale, massing, height or materials will not be supported by the council. Reversibility and minimal intervention will also be key considerations when assessing proposals.

Changes of Use and Conversions of Listed Buildings

Where planning permission may not normally be granted for the conversion of Listed Buildings to alternative uses, favourable consideration may be accorded to schemes which represent the most appropriate way of conserving the building and its architectural and historic significance and setting.

Listed Buildings and Climate Change

The council will support proposals which seek to reduce the carbon footprint of a Listed Building provided that it respects the historic fabric, character and setting of the building. Development involving the installation of renewable energy equipment on a Listed Building will be acceptable provided that the following criteria are met:

- VI. The energy efficiency of the Listed Building itself has first been appraised and suitable measures, which will not affect its character, have already been undertaken;
- VII. Locations other than on a Listed Building have been considered and dismissed as being impracticable;
- VIII. There is no irreversible damage to the historic fabric;
- IX. The locations of the equipment on the Listed Building would not detract from its character or appearance, either when viewed in close proximity or from a distance; and
- X. The impact is minimised through design, choice of material and colours.

Equipment that is no longer needed for generating energy will be removed as soon as the operations cease.

Where appropriate, the council will make use of Design Panels in determining that proposals are of the highest design standards and mitigate any impacts on the surrounding historic environment.

Proposals which involve Listed Buildings should ensure that they comply with all relevant policies within this Development Management DPD.

Policy DM32: The Setting of Designated Heritage Assets

The council recognises the significance of setting to a heritage asset and proposals that fail to preserve or enhance the setting of a designated heritage asset will not be supported by the council.

Development proposals that make a positive contribution to or better reveals the significance of the asset and its setting will be favourably considered.

The greater the negative impact on the significance of the designated heritage asset and its setting, the greater the benefits that would be required to justify any approval. Where appropriate, regard should be given to any approved characterisation study or appraisal of heritage assets.

Development proposals within the setting of designated heritage assets will be expected to include an assessment of the impact, which should include consideration of the following (non-exhaustive) list:

- Proximity;
- Position in relation to key views;
- Prominence, dominance, conspicuousness;
- Dimensions;
- Scale;
- Massing;
- Visual permeability;
- Materials;
- Architectural style & design; and
- Changes to roofscapes or skylines

Policy DM33: Development Affecting Non-Designated Heritage Assets or their Settings

Where a non-designated heritage asset is affected by development proposals, there will be a presumption in favour of its retention. Any loss of the whole or part of such an asset will require clear and convincing justification. No loss will be permitted without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

Any special features which contribute to an asset's significance should be retained and reinstated, where possible, in accordance with paragraph 135 of the National Planning Policy Framework.

Any extensions or alterations should be designed sympathetically, without detracting from or competing with the heritage asset. Proposals should

relate appropriately in terms of siting, style, scale, massing, height and materials.

Proposals within the setting of a non-designated heritage asset will be required to give due consideration to its significance and ensure that this is protected or enhanced where possible.

New buildings and any associated landscaping within the curtilage of a non-designated heritage asset, or in close proximity to, should ensure that the setting is not compromised. Positive settings should be protected, preserved and where possible enhanced by new development which assist in better revealing the significance of the asset.

Policy DM34: Archaeological Features and Scheduled Monuments

Development proposals which would have an adverse impact on nationally significant archaeological assets, whether scheduled or not, or their settings, will not be permitted.

In situations where it is considered that archaeological sites and monuments would be affected, applicants will be required to commission a desk-based assessment, or greater investigation in some cases, before a planning application can be determined to allow for an informed and reasonable planning decision to be made.

Where development affecting such sites is acceptable in principle, the council will ensure mitigation of damage through preservation of the remains in situ as a preferred option.

The council will seek the preservation of archaeological assets unless it is not justified (for example where the need for development outweighs the importance of the asset). In these circumstances, the development will not be permitted to commence until satisfactory provision has been made for a programme of investigation and recording. However, the ability to record should not be a factor in deciding whether such a loss should be permitted.

Policy DM35: Key Design Principles (extract)

General Principles

New development should make a positive contribution to the surrounding landscape or townscape. The council will expect development (new build, conversions, alterations or extensions) to:

- I. Contribute positively to the identity and character of the area through good design, having regard to local distinctiveness, appropriate siting, layout, palate of materials, separation distances, orientation and scale;
- II. Ensure no significant detrimental impact to amenity in relation to overshadowing, visual amenity, privacy, overlooking, massing and pollution;
- III. Ensure that safety and security are fully considered through the design process;
- IV. Promote diversity and choice through the delivery of a balanced mix of compatible buildings and uses; and
- V. Create buildings and spaces which are adaptable to changing social, environmental, technological and economic conditions.

Accessibility

- VI. Be accessible to all sectors of the community, including people with disabilities;
- VII. Promote and enhance access and permeability by creating places that connect with each other and existing services, and are easy to move through; and
- VIII. Incorporate suitable and safe access to the existing highway network and road layout design, in line with latest standards.

Green Infrastructure and the Natural Environment

- IX. Retain appropriate amounts of garden / outdoor space for occupiers of both proposed and neighbouring uses; and
- X. Provide sufficient landscaping areas / buffer zones and appropriate levels of open space provision to mitigate development impacts on adjoining sensitive uses and the open countryside.

Other Environmental Considerations

- XI. Minimise impacts on air quality (including odour), noise pollution and excessive lighting;

- XII. Improve existing ground conditions and protect existing soil quality through addressing and remediating contaminated land and land instability issues where they exist;
- XIII. Enhance opportunities for protected species such as bats and swifts through the inclusion of appropriate roosting habitats;
- XIV. Incorporate surface water drainage through appropriate management techniques maximising where possible their opportunity to deliver amenity and biodiversity enhancements; and
- XV. Incorporate appropriate waste and recycling facilities.

Where major development proposals are likely, due to their size and scale, to have an adverse impact on the local built environment, the council will expect applicants to make use of local Design Panels to assess such impacts at the pre-application stage. The views and recommendations of Design Panels will be given due consideration in the decision making process.

Policy DM36: Sustainable Design

Sustainable design has an important role to play in improving the overall sustainability performance of new development, offering opportunities to deliver improved efficiency and reduced environmental impacts. The council is supportive of proposals which deliver high standards of sustainable design and construction.

In delivering sustainable development the council will encourage development to deliver high standards of sustainable design and construction through consideration of:

- I. Measures to reduce energy consumption and carbon dioxide emissions, and water consumption;
- II. Opportunities for energy supply from on-site, decentralised, renewable or low carbon energy systems;
- III. Opportunities to contribute to local and community-led energy initiatives;
- IV. Account of landform, layout, building orientation, massing and landscaping to minimise energy and water consumption; and

- V. The reuse of existing resources (including the conversion of existing buildings) where this would be 'fit for purpose'.

Applicants are encouraged to implement nationally described standards (Code for Sustainable Homes, BREEAM, Passivhaus) to achieve sustainable design.

The delivery of high standards of sustainable design and construction can increase the cost of development. To ensure that the delivery of development is not overly disincentivised in the determination of planning applications the council recognise that a balance must be made between the enhanced energy efficiency performance and the viability of development.

The council intends to prepare further guidance which will expand on the principles of this policy.

Policy DM38: Development and Flood Risk

Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas of highest risk. But where development is necessary, it should be designed to make it safe without increasing flooding elsewhere.

New development, in areas which are vulnerable to flood risk (i.e. Zones 2, 3a and 3b and local sources of flooding) must meet the requirements of the National Planning Policy Framework (paragraphs 100 to 104 and Technical Guidance), applying the Sequential Test, Exception Test and producing site-specific flood risk assessments as required.

New development proposed within defined areas of flood risk must ensure:

- I. That the proposed use meets the Sequential and Exception Tests as appropriate, as set out in the 'Technical Guidance to the National Planning Policy Framework',
- II. That a Site-Specific Flood Risk Assessment is prepared for sites as described in paragraph 103 of the National Planning Policy Framework;

- III. That suitable and appropriate flood prevention and mitigation measures are agreed, implemented and maintained to ensure that development is appropriately flood resilient and resistant;
- IV. There will be no net increase of flooding to properties within the locality as a result of the development (such as increases in surface water run-off or the reduction in the capacity of flood storage areas) unless suitable and appropriate compensation or mitigation measures exist or can be agreed, implemented and maintained;
- V. That on-site surface water run-off through the use of Sustainable Drainage Systems (SuDS) and the use of permeable surfaces are used where appropriate in accordance with Policy DM39 of this document; and
- VI. There is no adverse impact on, or unacceptable risks to, the quantity or quality of water resources in accordance with Policy DM40 of this document.

Policy DM39: Surface Water Run-Off and Sustainable Drainage

In relation to surface water drainage, development proposals will be required to obtain the relevant approvals from SuDS Approval Body. For Lancaster District this will be Lancashire County Council.

New development, which qualifies as ‘major’ development proposals under The Town and Country Planning (Development Management) (England) Order 2010, must incorporate a Sustainable Drainage System (SuDS) which will be subject to approval, conditions and/or legal agreement(s) by the SuDS Approval Body (SAB).

Relevant proposals will be expected to investigate the suitability of the following attenuation measures:

- Store surface water for later use;
- Use infiltration techniques, such as porous surfaces in non-clay areas;
- Attenuate surface water in ponds or open features for gradual release into the watercourse;
- Attenuate surface water by storing in tanks or sealed water features for gradual release into a watercourse.

New Development, which qualifies as ‘minor’ development under The Town and Country Planning (Development Management Procedure) (England) Order 2010 should give due consideration to whether there is a requirement to gain SAB approval over the issue of sustainable drainage.

Proposals must obtain approval from the SuDS Approval Body prior to any commencement of development. Such approval cannot be sought retrospectively.

New development should seek to demonstrate that there is no increase in onsite or off-site surface water run-off rates upon completion and, where practical and feasible to do so, that reductions in surface water run-off are achieved to the relevant standards.

New development will be subject to appropriate approval, conditions and/or legal agreement(s) to secure the implementation of SuDS and appropriate management and maintenance measures.

Policy DM40: Protecting Water Resources and Infrastructure

New development must:

- Not threaten surface water and groundwater quantity and quality caused by water run-off into nearby waterways;
- Consider effective and efficient disposal of wastewater; and
- Seek to increase water availability and protect and improve the quality of rivers or groundwater where possible.

The development or expansion of water supply or waste water facilities will normally be permitted, either where needed to serve existing or proposed development, or in the interests of long term water supply and waste water management, provided that the need for such facilities outweighs any adverse land-use or environmental impact.

Policy DM41: New Residential Development (extract)

Residential development will be supported where it represents sustainable development. Proposals for new residential development should:

- I. Ensure that available land is used effectively but takes account of the characteristics of different locations;

- II. Be located where the environment, services and infrastructure can or could be made to accommodate the impacts of expansion; and
- III. Provide an appropriate dwelling mix in accordance with the Lancaster District Housing Needs Survey or other robust evidence of local housing need.

Proposals for new housing on greenfield land must demonstrate that the benefits of the proposal outweigh the impacts on local amenity.

The council will generally support proposals for new homes in all locations that incorporate the Lifetime Homes Standard and other design standards such as Building for Life 12 (or successor versions).

Proposals to re-use empty properties for residential purposes should have full regard to Policy DM44.

Affordable homes

Other than in the most exceptional circumstances new housing development must contribute toward the provision of affordable housing. The council will consider detailed proposals for new housing development that falls into Use Class C3 with reference to the following targets:

Reference Affordable Housing Target by Development Type (Average)			
Units	Location	Affordable Housing	Delivery Method
15 plus	Urban	30%*	On site
10 plus	Rural	30%*	On site
5 to 14	Urban	Up to 20%	On site
5 to 9	Rural	Up to 20%	On site
1 to 4	Urban & rural	Up to 10%	Financial contribution
* Up to 40% affordable housing will be sought from new housing proposed on greenfield sites			

Financial contributions towards the provision of affordable housing will be calculated in accordance with the methods detailed in the Meeting Housing Needs SPD or successor documents.

Where compelling and detailed evidence demonstrates that the provision of affordable housing in accordance with the above targets would have a disproportionate and unwarranted negative impact on the viability of a

Bolton-le-Sands	Middleton
Brookhouse	Nether Kellet
Cockerham	Overton
Caton	Over Kellet
Dolphinholme	Silverdale
Galgate	Slyne
Halton	Warton
Hest Bank	Wray

Proposals for new housing in other rural settlements will be supported if it can be demonstrated that the development will enhance or maintain the vitality of the local community. Proposals lacking a sufficient justification will be considered using the Rural Exception Sites criteria.

Rural Exception Sites

Proposals for Rural Exception Sites will be supported where:

- I. Housing meets the needs of the local community;
- II. All homes are affordable in perpetuity, comply with the definition in Annex 2 of the National Planning Policy Framework, and are constructed to the most relevant design and quality standards (at the time of delivery); and
- III. Occupancy is restricted to current residents of the defined Parish or those that have an existing family or employment connection unless otherwise agreed by the Local Planning Authority.

New Homes in Isolated Locations

Proposals for new homes in isolated locations will not be supported unless clear benefits of development are articulated and these benefits outweigh the dis-benefits of development in an isolated location. The special circumstances where potential benefits of isolated development may lead to more favourable consideration are described in paragraph 55 of the NPPF.

General Requirements for Rural Housing

In all cases, proposals for new residential development on non-allocated sites must:

- IV. Be well related to the existing built form of the settlement;
- V. Be proportionate to the existing scale and character of the settlement unless exceptional circumstances can be demonstrated;
- VI. Be located where the environment and infrastructure can accommodate the impacts of expansion;
- VII. Demonstrate good siting and design in order to conserve and where possible enhance the character and quality of the landscape; and
- VIII. Consider all other relevant policies.

Policy DM43: Accommodation for Agricultural and Forestry Workers

Proposals for residential accommodation for agricultural and forestry workers will be supported in principle subject to the following criteria:

Permanent Dwellings

Proposals for new permanent dwellings will only be permitted where they support existing agricultural / forestry activities on well-established agricultural / forestry holdings and provided they meet the following criteria:

- I. There is a clearly identified existing functional need which passes the policy test relating to functional need set out in Appendix C of this DPD;
- II. The need relates to a full-time worker, or one who is primarily employed in agriculture and does not relate to a part-time requirement;
- III. The unit and agricultural / forestry activity concerned have been established for at least three years and passes the policy test relating to financial soundness set out in Appendix C of this DPD;
- IV. The functional need could not be fulfilled by another dwelling on the agricultural unit, or any other accommodation in the area which is suitable and available for occupation by the workers concerned; and

- V. New dwelling(s) are sited to minimise the impact on the surrounding area, well designed and well-related to existing agricultural buildings or other dwellings.

Temporary Dwellings

If a new dwelling is essential to support a new farming activity, whether on a newly-created agricultural or other land-based unit or an established one it should normally for the first three years be provided by a caravan or wooden structure which can be easily dismantled or other temporary accommodation. Proposals for temporary dwellings will be expected to satisfy the following criteria:

- VI. Clear evidence is provided by the applicant of a firm intention and ability to develop the enterprise concerned (significant investment in new farm buildings is often a good indication of intentions);
- VII. There is a clearly identified existing functional need which passes the policy test relating to functional need set out in Appendix C of this DPD;
- VIII. Clear evidence is provided by the applicant that the proposed enterprise has been planned on a sound financial basis;
- IX. The functional need could not be fulfilled by another dwelling on the agricultural unit, or any other accommodation in the area which is suitable and available for occupation by the workers concerned; and
- X. New dwelling(s) are sited to minimise the impact on the surrounding area, well designed and well-related to existing agricultural buildings or other dwellings.

Proposals for both permanent and temporary dwellings for agricultural / forestry workers should also have due regard to all other relevant policies within this DPD, in particular (but not exclusively) Policy DM28 relating to landscape impacts, DM35 relating to the design of development and Policy DM38 relating to flood risk.

When permission granted for a temporary occupational dwelling expires, a proposal for a permanent dwelling must satisfy criteria (i) to (v). After three years, if there is no planning justification for a permanent dwelling, then

the temporary dwelling must be removed. Successive extensions to a temporary permission will not be granted.

Proposals for permanent and temporary occupation dwellings will be subject to appropriate planning conditions. The removal of conditions relating to occupancy will only be permitted in exceptional circumstances as set out in Appendix C of this document providing that:

- XI. The applicant can demonstrate there is no longer a longer-term need for the occupational dwelling on the particular enterprise on which the dwelling is located; and
- XII. The applicant can demonstrate that the occupation dwelling has been marketed at a realistic price which takes account of planning conditions, has been marketed within the appropriate media over a period of at least 12 months and that no reasonable offer has been refused, so to demonstrate that there is no demand for the dwelling in the area.

Policy DM45: Accommodation for Vulnerable Communities

Accommodation for Older People

Proposals for accommodation for older people will be supported subject to the proposal meeting the following criteria:

- I. Meeting the genuine needs of older people;
- II. Being well located for a primary bus route, and convenient for local services and facilities;
- III. Being wheelchair accessible; and
- IV. Contributing towards the provision of affordable housing in accordance with Policy DM41 (Use Class C3 only).

Proposals for accommodation for an ageing relative that is ancillary to the main family dwelling are not required to contribute towards the provision of affordable housing. However, proposals for separate dwellings must contribute towards the provision of affordable housing in accordance with Policy DM41.

Accommodation for Vulnerable Groups

Proposals for accommodation for vulnerable groups will be supported subject to the proposal meeting the following criteria:

- V. Meeting the genuine housing needs of the intended occupiers;
- VI. Providing the appropriate standards regarding facilities, independence, support and/or care needs;
- VII. Being accessible to public transport, shops, community facilities and the social networks appropriate to the needs of the intended occupiers;
- VIII. Being affordable in the context of financial support available to the intended occupiers;
- IX. Being accompanied by a care plan and needs risk assessment setting out the type and level of support to be provided; and
- X. Facilitating move-on accommodation where appropriate.

Proposals for accommodation for people with learning disabilities must be explored and delivered by a registered provider.

Proposals for accommodation for vulnerable communities must satisfy all other relevant planning policies.

Policy DM47: Accommodation for Gypsies and Travellers, and Travelling Showpeople

The council will support proposals that would create new Gypsy and Traveller and Travelling Showpeople sites within the district provided that they are in accordance with the requirements set out within this policy and fulfil all other relevant policies within this document.

General Development Principles

Proposals for new Gypsy and Traveller and Travelling Showpeople sites will be supported where they:

- I. Demonstrate that the intended occupants meet the definition of Gypsies and Travellers and Travelling Showpeople in Annex 1 of Planning Policy for Traveller Sites; and
- II. Provide no more than 15 permanent residential Gypsy and Traveller pitches / 5 permanent Travelling Showpeople plots; and

- III. Are located within the urban area of Lancaster, Morecambe, Heysham or Carnforth.

Sites in other locations will only be considered if it can be demonstrated that appropriate sites cannot be provided within the specified urban areas.

Locational Requirements

Proposals for new Gypsy and Traveller and Travelling Showpeople sites will be expected to take into account the following locational requirements:

- IV. Located within 1 mile of a motorway or Class A Road, with the road access onto the site being of sufficient quantity and size to enable access onto and off the site by heavy vehicles such as trailers or static caravans;
- V. Located within 1 mile (or 20 minutes' walk) of public transport facilities and services in order to access GP and other health services, education, employment and training, and other services;
- VI. Located where they will not cause significant nuisance or impact upon the amenity of neighbouring properties;
- VII. Not located in areas defined as Flood Zone 2 or 3 on the Environment Agency Flood Maps; and
- VIII. Not located in areas where there are potential amenity issues (e.g. proximity to tips, electricity pylons, and industrial areas). Individual risk assessments must be carried out in such cases.

Design Principles

Proposals for new Gypsy and Traveller and Travelling Showpeople sites will be supported where they:

- IX. Are well planned and include soft landscaping and play areas for children where suitable;
- X. Avoid contaminated land;
- XI. Are on stable and level land suitable for caravans;
- XII. Make adequate provision for vehicular parking, turning areas and servicing;
- XIII. Provide a safe environment for the intended occupants;

- XIV. Demonstrate that acceptable living conditions will be secured for future occupiers;
- XV. Are capable of providing adequate access to all emergency vehicles; and
- XVI. Have access to sanitation facilities, a mains water supply and drainage or the applicant must demonstrate that they can be provided.

New sites for Travelling Showpeople will be allowed to include mixed use yards, to accommodate both caravans and space for storage and equipment but must also meet criteria (i) to (xvi).

Transit Provision

New transit sites for Gypsy and Travellers will only be considered provided they meet criteria (i) to (xvi). However, new transit sites must provide no more than 5 pitches. In addition, applicants must demonstrate that they can and will enforce a suitable time limit on how long pitches are occupied.

Safeguarding Pitches

All proposals which would result in a loss of Gypsy and Traveller pitches and Travelling Showpeople plots will not be permitted unless alternative and improved provision in either an equivalent or improved location is achieved that meets an identified need, with no net loss of pitches / plots.

Policy DM48: Community Infrastructure (extract)

Development proposals and infrastructure provision will be co-ordinated to ensure that growth within the district is supported, where necessary, by the provision of infrastructure, services and facilities that are required to maintain and enhance the quality of life and responds to the needs of local people, the local environment and the local economy.

Development will be expected to provide, or contribute towards, the provision of:

- Measures to directly mitigate its impact, either geographically or functionally, which will be secured through the use of s106 planning obligations;

- The specific requirements set out within all accompanying Supplementary Planning Documents, particularly relating to the provision of affordable housing;
- The specific requirements as set out in relation to sites which have been identified and allocated within the Land Allocations DPD;
- Infrastructure, facilities and services required to support growth, which will be set out within any future Community Infrastructure Levy (CIL) for the district.

It is recognised that the viability of development is a significant consideration when making requests for financial contributions. In relation to Section 106 agreements, financial requirements will only be requested for infrastructure to make development acceptable in planning terms or mitigate and compensate for any impacts of development. With regard to viability issues in relation to the introduction of the Community Infrastructure Levy, viability issues must be addressed fully within the future preparation of a Charging Schedule DPD.

Planning obligations may be sought from any development, irrespective of type and size that creates an impact which requires mitigation. Any future contributions from CIL will be in accordance with appropriate regulations and guidance which would be set out within any future DPD on this matter.

Policy DM49: Local Services

Provision of New Local Services

Proposals for new local services must be located where there is already a choice of travel options or where it can be demonstrated that accessibility can be significantly improved and therefore can be accessed by all members of the community. Where possible local services should be located within or adjoining, existing centres.

Proposals for new local services provided as an integral part of the development must wherever possible be located within adaptable buildings which can be used for a flexible range of uses.

Protection of Existing Local Services

Proposals that would result in the loss of buildings / uses which currently (or have previously) provided the community with a local service, and

which could include services such as local shops and community facilities, must provide compelling and detailed evidence:

- I. Ensure that a robust and transparent marketing exercise has taken place demonstrating that the retention of the existing use is no longer economically viable or feasible. This should include a realistic advertising period of at least 12 months at a realistic price, making use of local and (if appropriate) national media sources and maintaining a log of all enquiries received;
- II. Ensure that, alternative provision of the key service exists within a rural settlement or within a nearby neighbouring settlement, which can reasonably be accessed by pedestrians and public transport; and
- III. Ensure that the current / previous use no longer retains an economic and social value for the community it serves.

3.3 Lancaster District Local Plan, 2004 'Saved' Policies⁸

Although the Lancaster District Local Plan was adopted in 2004, a number of its 'saved' policies have not been superseded by those in the Core Strategy or Development Management DPD and remain part of the Development Plan for Lancaster. The following are of relevance to the Caton with Littledale Neighbourhood Plan:

Policy H6

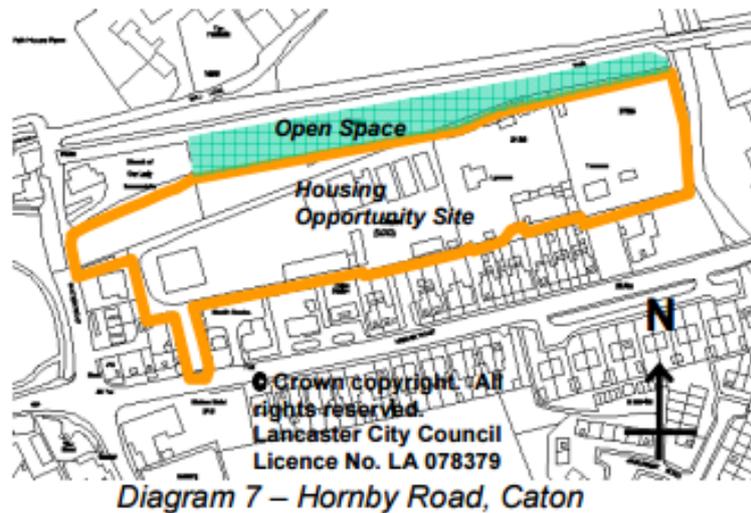
The following sites on the Local Plan Proposals Map are allocated as housing opportunity sites:

	<i>Capacity</i>
Lundsfield, Carnforth	100-150
North Road Coal Yard, Carnforth	40
Oxford St builder's yard, Carnforth	20
Hornby Road Caton	50

⁸<https://www.lancaster.gov.uk/planning/planning-policy/lancaster-district-local-plan>

Development proposals on any of these sites must make adequate provision for the disposal of sewage and waste water

Hornby Road Caton



Caton is the main centre for the Lune Valley. There is some evidence of local housing need in the village particularly from young and elderly people. To help meet these needs, the County Council depot and adjoining land are identified as a 1.6 ha Housing Opportunity Site. A comprehensive scheme of residential development would be allowed if the depot were to be relocated. This site is close to the centre of Caton and convenient for the local bus service and village shops and services and could accommodate around 50 dwellings.

Policy EC4

Employment development and the conversion of buildings to employment use will be permitted on the following rural employment sites identified on the Local Plan Proposals Map:

Willow Mill, Caton

Cloughton Brickworks and Buffer Store

Hornby Industrial Estate

Cowan Bridge Industrial Estate

Glasson Dock

Glasson Industrial Area

Galgate Silk Mill

Policy EC16

Proposals for non-employment development on the following rural employment sites will not be permitted:

Willow Mill, Caton

Claughton Brickworks and buffer store

Hornby Industrial Estate

Cowan Bridge Industrial Estate

Glasson Industrial Area

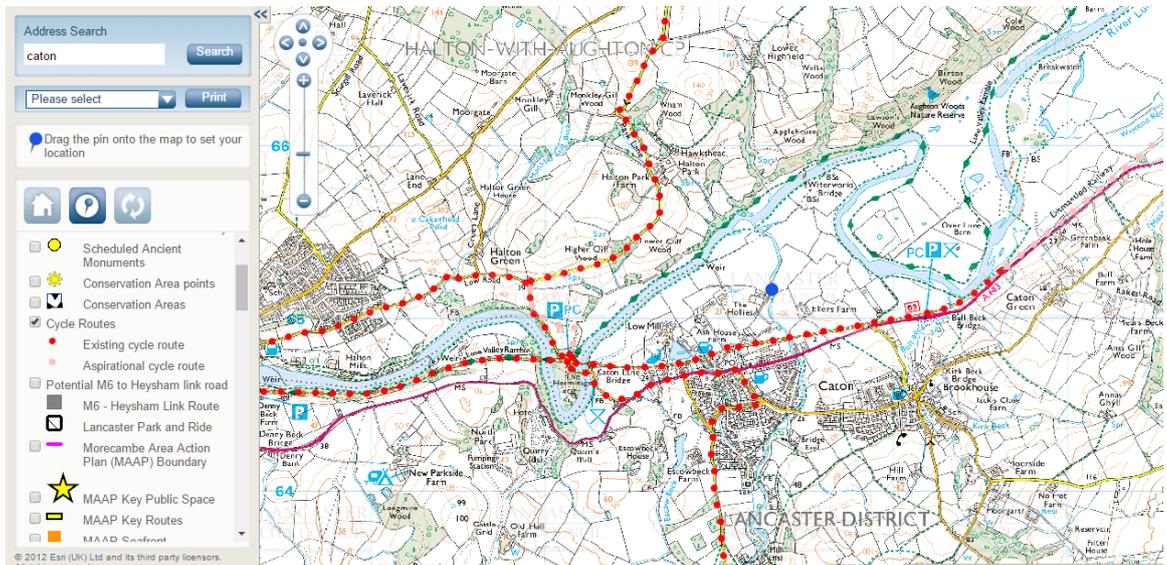
Glasson Dock

Galgate Silk Mill

Policy T24

The routes identified on the Local Plan Proposals Map are designated as the Strategic Cycle Network. The City Council will work with Lancashire County council and other agencies to develop the cycle network as a matter of priority.

Development proposals which would prejudice the implementation of any section of the cycle network will only be permitted where an acceptable alternative route has been provided which is at least comparable with that lost in terms of environment, quality and convenience.



Policy E30

In determining planning applications, the council will protect and enhance the following green corridors shown on the Local Plan Proposals Map:

Lune Riverside

Lancaster Canal Caton to Glasson cycle path

Lancaster to Morecambe cycle path

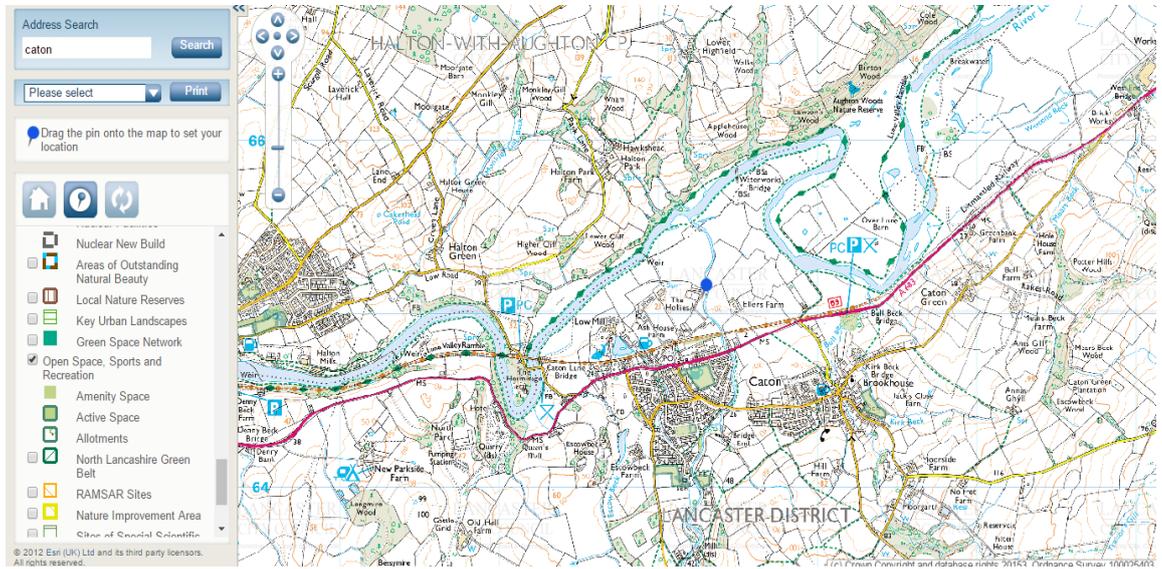
Burrow Beck

Where appropriate, the council will seek to strengthen these green corridors through the planting of new woodland, landscaping and access improvements.

Policy R1

The areas identified on the Local Plan Proposals Map as outdoor playing space will be protected from development.

Exceptionally where there is clear justification for development which would result in the loss of such space, this will be permitted only where sport and recreation facilities can best be retained and enhanced through the redevelopment of a small part of the site or alternative provision of equivalent community benefit is made available.



4.0 Local Plan Evidence Base

4.1 Housing

Lancaster Housing Needs and Demands Survey, Final Report, 2012

The Housing Needs and Demands Survey is an important piece of evidence in informing the content of the Development Plan. It is intended to provide an assessment of both housing need and demand, develop understanding of current housing need and housing market conditions and consider what level and mix of housing – both market and affordable – is required to meet population and household growth, and to meet the needs of different groups within the local community.

The Report notes that the strategic implications of demographic change to 2033 are:

- the significant growth in the number of people in the 65+ age group, and in particular the 85+ age group, is likely to impact on demand for supported housing, support services and adaptations. Strategic housing and planning strategies will need to take account of the changing population profile.
- there is a growing demand for accommodation for smaller, older person households. Smaller households tend to be concentrated in social housing and the owner occupied with no mortgage sectors. Housing strategies and Development Plans will need to take account of the projected growth in demand in these sectors.

Analysis of the Lancaster District housing market shows that:

- The highest proportion of sales is for semi-detached homes suggesting that these are already home owners stepping up to larger properties and consequently there is still a need to address affordability for first time buyers.
- Housing providers need to be more flexible in the low cost home ownership product they offer essentially by looking at a more affordable model other than shared ownership. This could be by the provision of rent to buy properties or a shared equity model.
- Demand for rental properties has increased due to the state of the current market, a lack of mortgage availability and a breakdown of relationships. A higher level of properties are being rented due to

the vendor being unable to sell the property in the current market, this is particularly relevant for larger properties.

- An increase in higher quality housing provided in this sector could address the short term needs of lower income households.
- Low private rent levels narrow the income bands where intermediate housing can play a role and will not provide a basis for investment in quality rented housing.

In terms of the needs of disabled and older people, the Report concludes that:

- There is an inextricable link between ageing and frailty and the forecast rise in the retired population means that the housing and support needs of elderly and disabled households is important to consider at a strategic level.
- The on-going development of Older Persons Housing Strategies should consider:
- The type and quality of existing sheltered stock in meeting today's housing standards and preferences and the scale of need and demand for 2,123 units by 2014.
- The future need for 'extra care' accommodation for the growing older population reflected in the level of need expressed for extra care accommodation by relatives of older people for 362 units.

Lancaster District's Rural Settlements Report, 2011⁹

This Report provides the key findings for the eight Rural Settlements identified within Lancaster's Core Strategy, including the following:

- Current housing situation;
- Previous location and reason for moving into the rural area;
- Moving outside Lancaster District;
- Moving within Lancaster District;
- Existing households moving to each rural settlement.

Caton & Brookhouse

Current Housing

- 81.3% (772 implied) of respondents living in Caton & Brookhouse are owner occupiers, 9.7% (92 implied) live in private rent and 8.1% (77 implied) in Council rented accommodation.

⁹<https://www.lancaster.gov.uk/planning/planning-policy/housing-reports-local-plan>

- The main tenure type is semi-detached at 48.4% (454 implied), followed by detached at 28.5% (267 implied).
- 45.7% (429 implied) of properties contain 3 bedrooms and 22.8% (214 implied) contain 2 bedrooms.

Previous Location

- 51.0% (472 implied) of residents responding have lived in Caton & Brookhouse for over 10 years; 23.9% (221 implied) have lived in their current property for less than 3 years.
- 64.2% (162 implied) previously lived within Lancaster District; 13.6% (34 implied) lived elsewhere in the UK and 8.2% (21 implied) lived elsewhere within Lancashire.
- The main reasons for the move include being near a relative at 27.3% (72 implied), better quality area at 26.7% (71 implied) and closer / easier to commute at 19.8% (53 implied).

Moving Outside Lancaster District

- 47.2% (91 implied) of all households intending to move within the next three years intend to move out of Lancaster District. 47.2% (43 implied) are existing households and 52.8% (48 implied) are concealed households.
- 46.9% (43 implied) of all households moving outside of Lancaster are thinking of moving to elsewhere in the UK and 17.1% (16 implied) to elsewhere in Cumbria.
- The main reasons for the move outside Lancaster are employment / access to work at 57.7% (53 implied), family reasons at 37.8% (34 implied) and unable to afford to buy a home locally at 23.4% (21 implied).

Moving within Lancaster District

- 52.8% (102 implied) of all households intending to move within the next three years intend to move within Lancaster District. 79.4% (81 implied) are existing households and 20.6% (21 implied) are concealed households.

Existing households requiring a move to Caton & Brookhouse

- 43.9% (184 implied) of movers to Caton & Brookhouse were going to move within 1 year, with a further 13.8% (58 implied) within 1-2 years.
- The main type of accommodation required is detached at 51.2% (202 implied), followed by semi-detached at 24.7% (97 implied). 22% (87 implied) require a bungalow and 2.1% (8 implied) a terraced house.
- 40.1% (168 implied) require 4 bedrooms, 34.4% (144 implied) require 3 bedrooms. 19.7% (83 implied) require 2 bedrooms and 5.7% (24 implied) require 5+ bedrooms.
- The main tenure required is owner occupation at 87.9% (368 implied), followed by private rent at 6.1% (25 implied) and Council rent at 6% (25 implied).
- 36.5% of households currently living in Caton & Brookhouse would prefer to stay in Caton & Brookhouse
- The main reasons for the choice of location include better quality of area at 54.3% (227 implied), nearer family at 41.3% (173 implied) and move from urban to rural at 34.1% (143 implied).
- 25 households moving to Caton & Brookhouse require supported housing, of which all need was for Council / HA Sheltered housing, there was additional need from 64.2% (16 implied) for independent accommodation with external support and residential / nursing home.

Concealed households requiring a move to Caton & Brookhouse

- 70% (56 implied) of movers to Caton & Brookhouse were going to move within 1- 2 years, with a further 22.5% (18 implied) within 2-3 years and a further 7.5% (6 implied) between 3-5 years.
- The main type of accommodation required is bungalow at 40% (32 implied), followed by terraced house (16 implied), semi-detached (10 implied), detached (6 implied), flat (6 implied) and supported housing all at 12.5% (10 implied).
- 40% (32 implied) require 1 bedroom and 52.5% (42 implied) require 2 bedrooms. 7.5% (6 implied) require a 3 bed property.
- Tenure was widely spread over all rented tenures including Council rent (12.5%; 10 implied), HA rent (20%; 16 implied), private rent (20%; 16 implied) and owner occupation (47.5%; 38 implied).
- The main reasons for the choice of location include nearer family and employment and closer / easier to commute to work. Accessibility to

public transport and greater availability of housing sought were all factors in choice of location.

Lancaster District Strategic Housing Land Availability Assessment 2015¹⁰

The Strategic Housing Land Availability Assessment (SHLAA) is a technical site assessment of potential housing sites. It is not a plan for development, but simply a part of the technical evidence base required to inform the plan making process.

The purpose of the Assessment is to identify where and how many new housing sites could be developed over a 5, 10 and 15 year period. It is a key element of the evidence base for the Development Plan so that policy makers can assess the available land against all the other policy considerations which have to be taken into account. However, it does not in itself determine whether a site should be allocated for housing development.

The outcomes of the SHLAA identified a wide range of opportunities in locations across the district but with a very heavy emphasis on sites within Lancaster itself:

Settlement	Number of dwellings	Settlement	Number of dwellings
Arkholme	24	Middleton	629
Bolton-le-Sands	102	Morecambe and Heysham	438
Carnforth	582	Nether Kellet	23
Caton and Brookhouse	245	Over Kellet	4
Cockerham	25	Overton	71
Galgate	193	Silverdale (approved sites)	0
Halton	405	Warton (approved sites)	2
Hornby	157	Wray	32
Lancaster	4,008	Other Rural Settlements	196

The SHLAA looked at the suitability of sites in Lancaster to accommodate future housing development. The broad findings for SHLAA sites in Caton with Littledale are set out in the following tables:

¹⁰ <https://www.lancaster.gov.uk/planning/planning-policy/strategic-housing-land-availability-assessment-shlaa>

Deliverable Sites

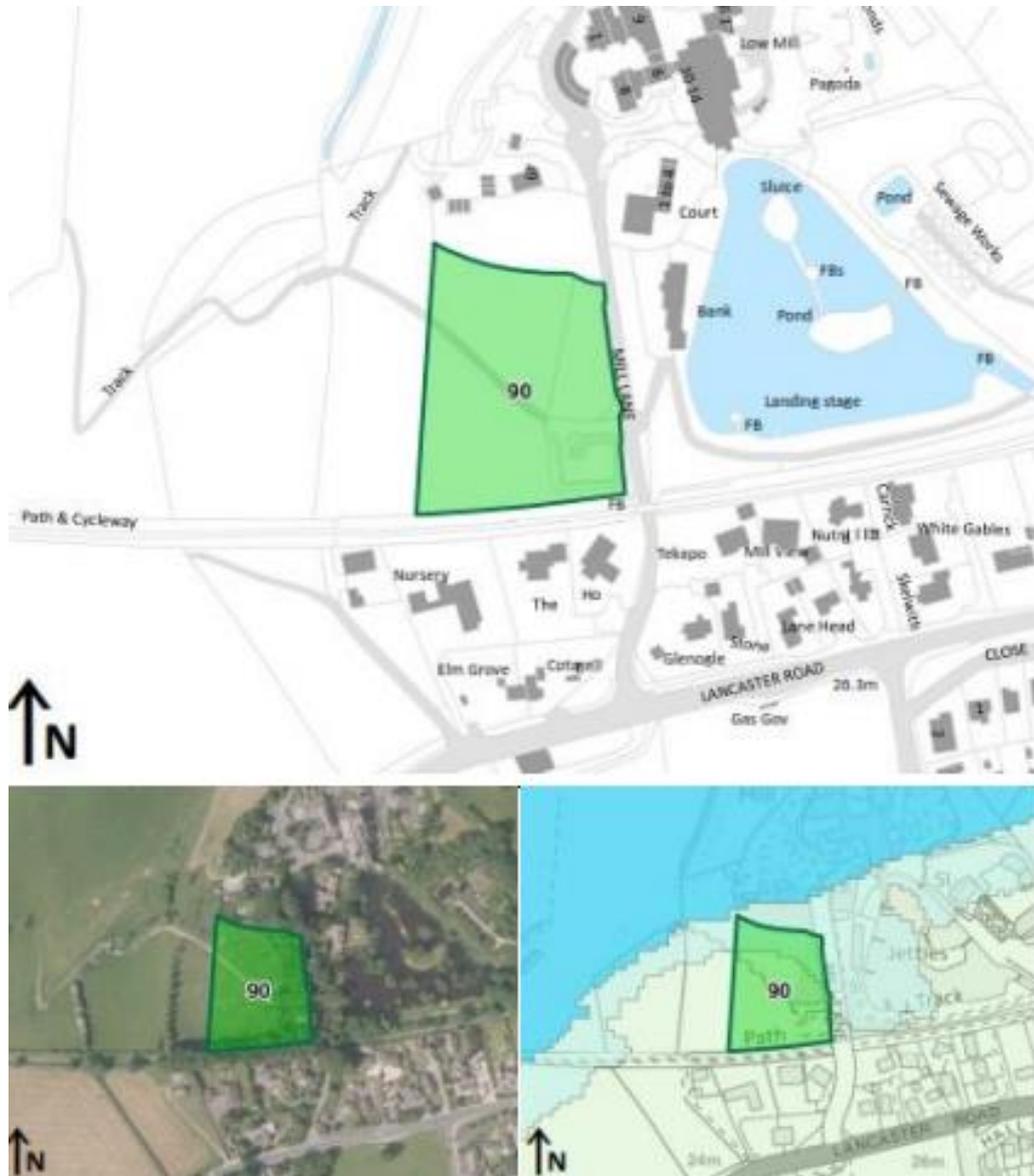
Site Ref	Location	Site Area ha	Comments
87	Moor Platt, Lancaster Road, Caton	1.06	This site has been developed for residential purposes and as such is no longer available
90	Land west of Mill Lane, Caton, Caton	0.76	Due to this site's location within the Forest of Bowland AONB it is considered a sensitive location for development. Detailed analysis of any major development proposal will be required with a particular emphasis on understanding the landscape and amenity effects. Officers will need particular satisfaction that the policy provisions of the NPPF and the landscape impacts of development in this location can be satisfactorily addressed. This work is ongoing and the outcomes of the SHLAA shall remain under review in this area for these reasons.
99	Land west of Quernmore Lane, Caton	1.12	Due to this site's location within the Forest of Bowland AONB it is considered a sensitive location for development. Detailed analysis of any major development proposal will be required with a particular emphasis on understanding the landscape and amenity effects. Officers will need particular satisfaction that the policy provisions of the NPPF and the landscape impacts of development in this location can be satisfactorily addressed. This work is ongoing and the outcomes of the SHLAA shall remain under review in this area for these reasons.
100	Land south west of Quernmore Lane, Caton	2.47	Due to this site's location within the Forest of Bowland AONB it is considered a sensitive location for development. Detailed analysis of any major development proposal will be required with a particular emphasis on understanding the landscape and amenity effects. Officers will need particular satisfaction that the policy provisions of the NPPF and the landscape impacts of development in this location can be satisfactorily addressed. This work is ongoing and the outcomes of the SHLAA shall remain under review in this area for these reasons

Site Ref	Location	Site Area ha	Comments
101	Land east and south of Caton Community Primary School	5.22	Due to this site's location within the Forest of Bowland AONB it is considered a sensitive location for development. Detailed analysis of any major development proposal will be required with a particular emphasis on understanding the landscape and amenity effects. Officers will need particular satisfaction that the policy provisions of the NPPF and the landscape impacts of development in this location can be satisfactorily addressed. This work is ongoing and the outcomes of the SHLAA shall remain under review in this area for these reasons.

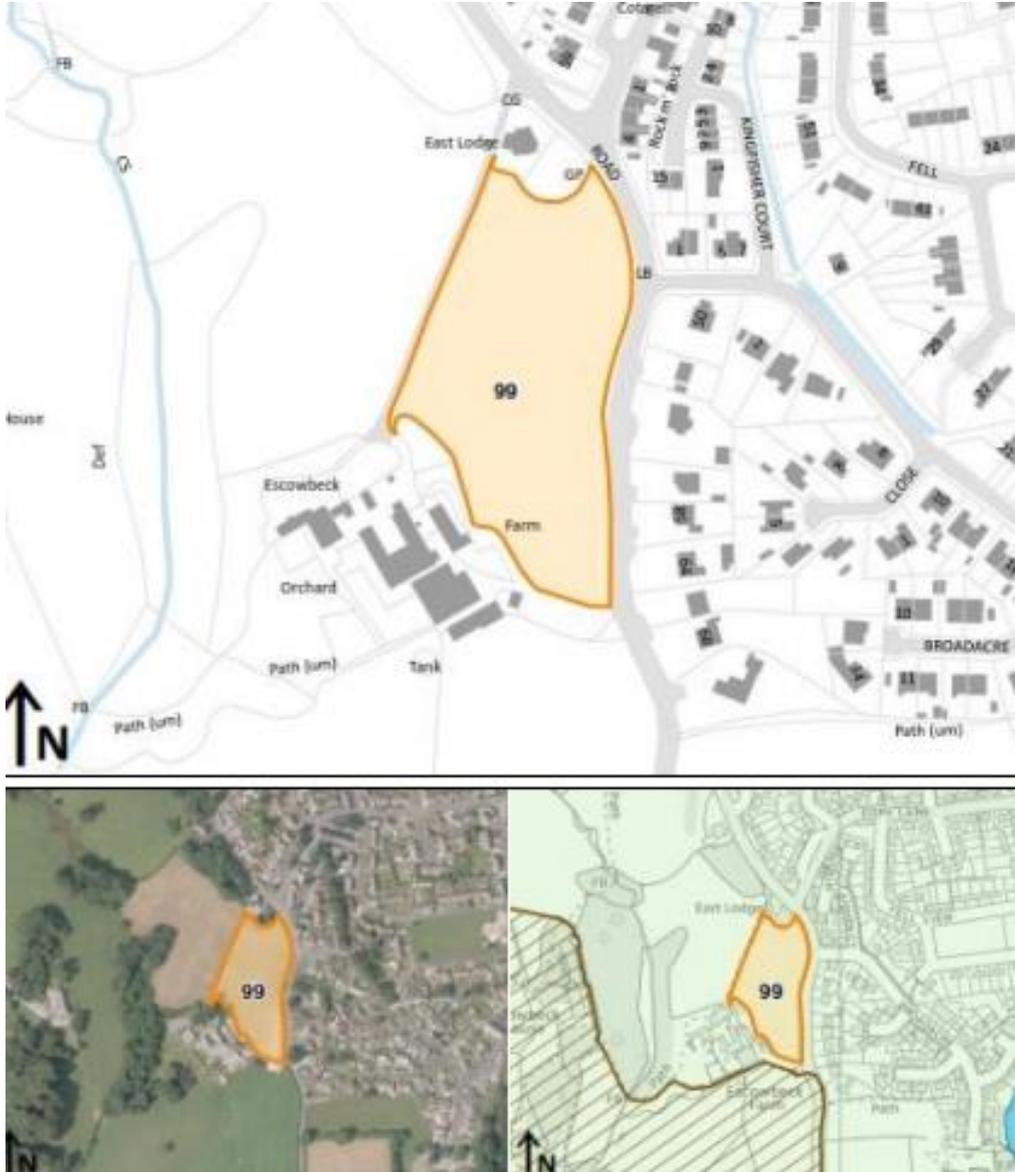
87. Moor Platt, Lancaster Road



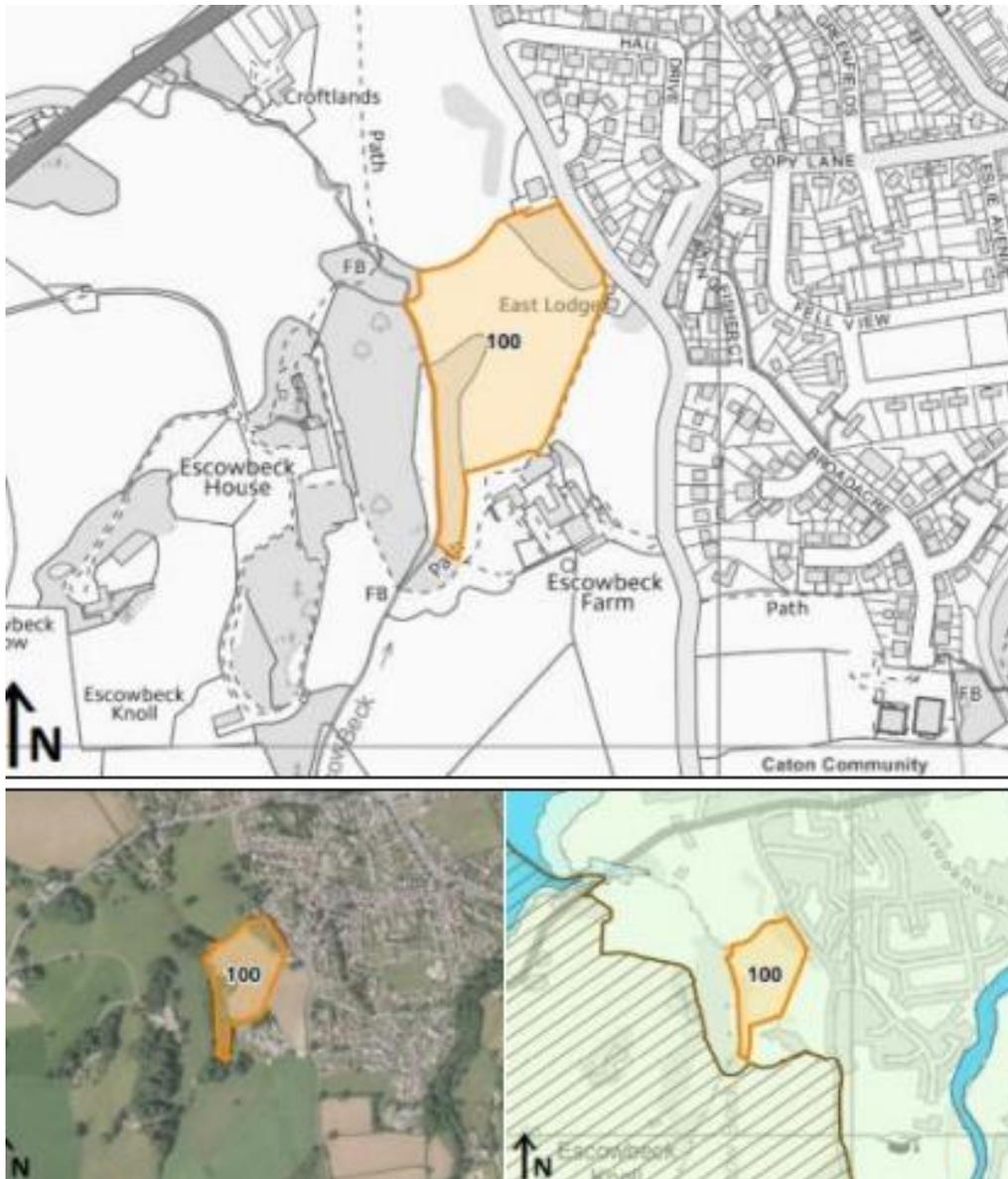
90. Land west of Mill Lane, Caton, Caton



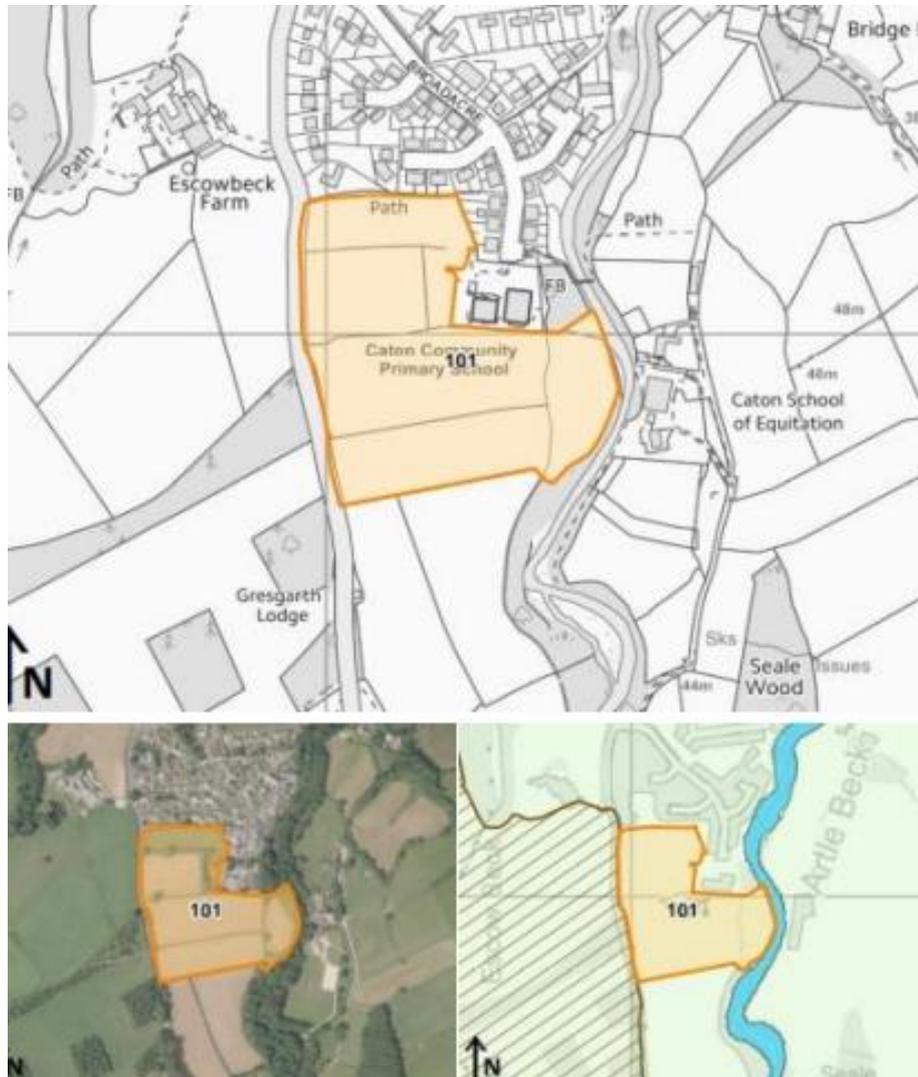
99. Land west of Quernmore Lane, Caton



100. Land south west of Quernmore Lane, Caton



101. Land east and south of Caton Community Primary School

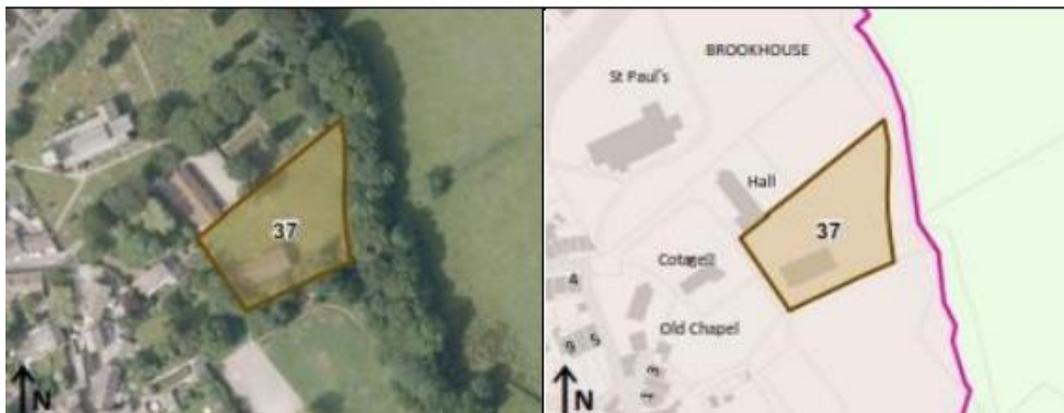
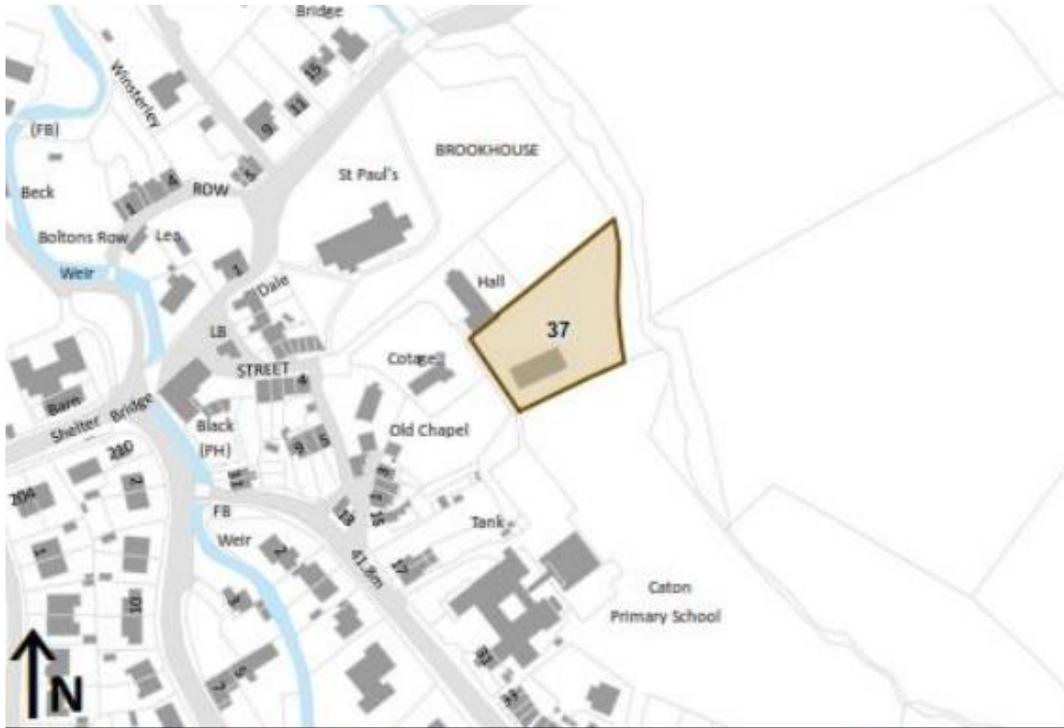


Undeliverable Sites

Site Ref	Location	Site Area ha	Comments
37	Brookhouse Scout Hut, New Street, Brookhouse	0.24	Unsuitable. Officers have no evidence to demonstrate that the site is available or that a suitable access can successfully be arranged
39	Land south of 1 – 19 Hawthorn Close, Brookhouse	0.86	Officers consider that access to the site is challenged. As such, the site has not been identified as a suitable location for residential development.
40	Land south of Hornby Road, Brookhouse	12.47	Officers note that this site is constrained by public rights of way and topography. Much of the developable land is located within Flood Zone 2. Officers are further concerned that the site plays an important role as an area of attractive landscape on the entrance to Caton. As a consequence officers consider that the site is not a suitable location for residential development.
85	Glazedale, Lancaster Road, Caton	0.18	The proposed development would represent garden development and as such would be contrary to National Planning Policy as detailed in the NPPF. Additionally, the site is not confirmed to be available at this time. Consequently officers do not feel it is appropriate to rely on this site as part of the district's housing supply.
89	Land north of 11 – 75 Hornby Road, Caton	1.60	Given the questions over the suitability and availability of this site for residential development it is not considered appropriate to include this site as part of the council's anticipated future housing land supply. For this reason the site has not been included in the housing trajectory.
91	Amenity space, Fell View, Caton	0.73	Existing open space. Most suitable to be retained as such.
92	Mary Lane, Green Road, Caton	1.66	The site is not considered to be a suitable location for residential development. The site is poorly related to local services and is not viewed to be a sustainable location for additional development. It is not considered appropriate to include this site as part of the council's anticipated future housing land

Site Ref	Location	Site Area ha	Comments
			supply. For this reason the site has not been included in the housing trajectory.
93	Land on Corner of Lancaster Road and Quernmore Road	0.96	The assessment concluded that development of the site would be detrimental to the local environment and character of the village. Together with the absence of information to confirm the availability of the site mean that officers have assessed the site as being undeliverable for residential development.
94	Caton Football Ground	1.74	The site lies on an important area for recreation and sport which is identified in the district's PPG 17 study as necessary to be retained for such purposes. As such, it is concluded that the site is undeliverable for housing.
95	Land east of Station Road, Caton	0.52	The site has been assessed as being unsuitable for residential development. The site is identified as an area of amenity space and green corridor in the council's PPG17 study. It is also viewed to perform an important ecological role being identified as an ecological zone for bird areas by the county council. These concerns together with noted poor access, flood risk and proximity to employment use are viewed to make the site unsuitable for residential development.
98	SJ Bargh, Hornby Road, Caton	1.94	Officers note that this site is located within Flood Zone 3. The site is also noted to have been until recently an active employment site. Policies within the council's Development Management document look to maintain such uses unless a number of criteria can be met justifying its release for alternative uses. To date the council has not been provided with sufficient information to make this decision. As a consequence officers consider that the site is not a suitable location for residential development.

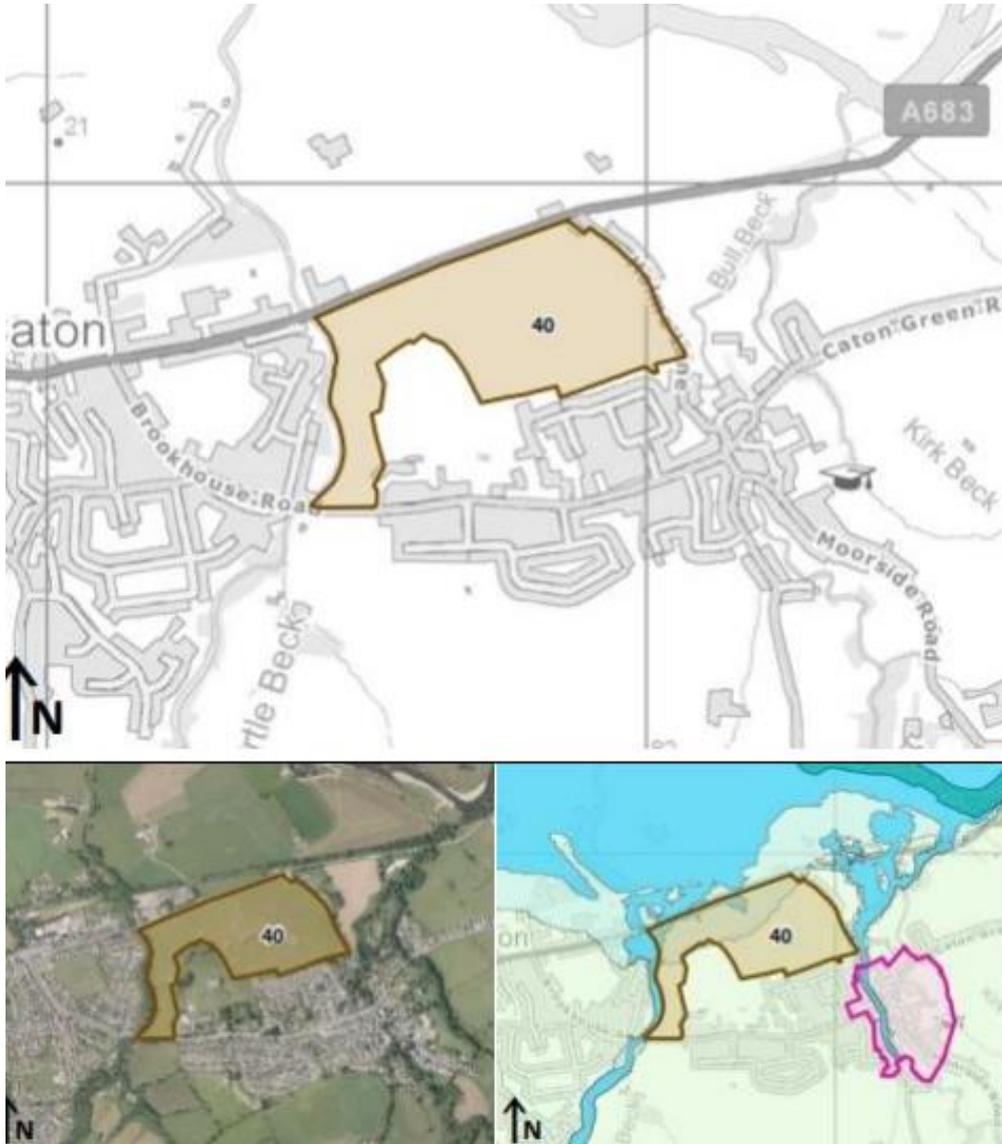
37. Brookhouse Scout Hut, New Street, Brookhouse



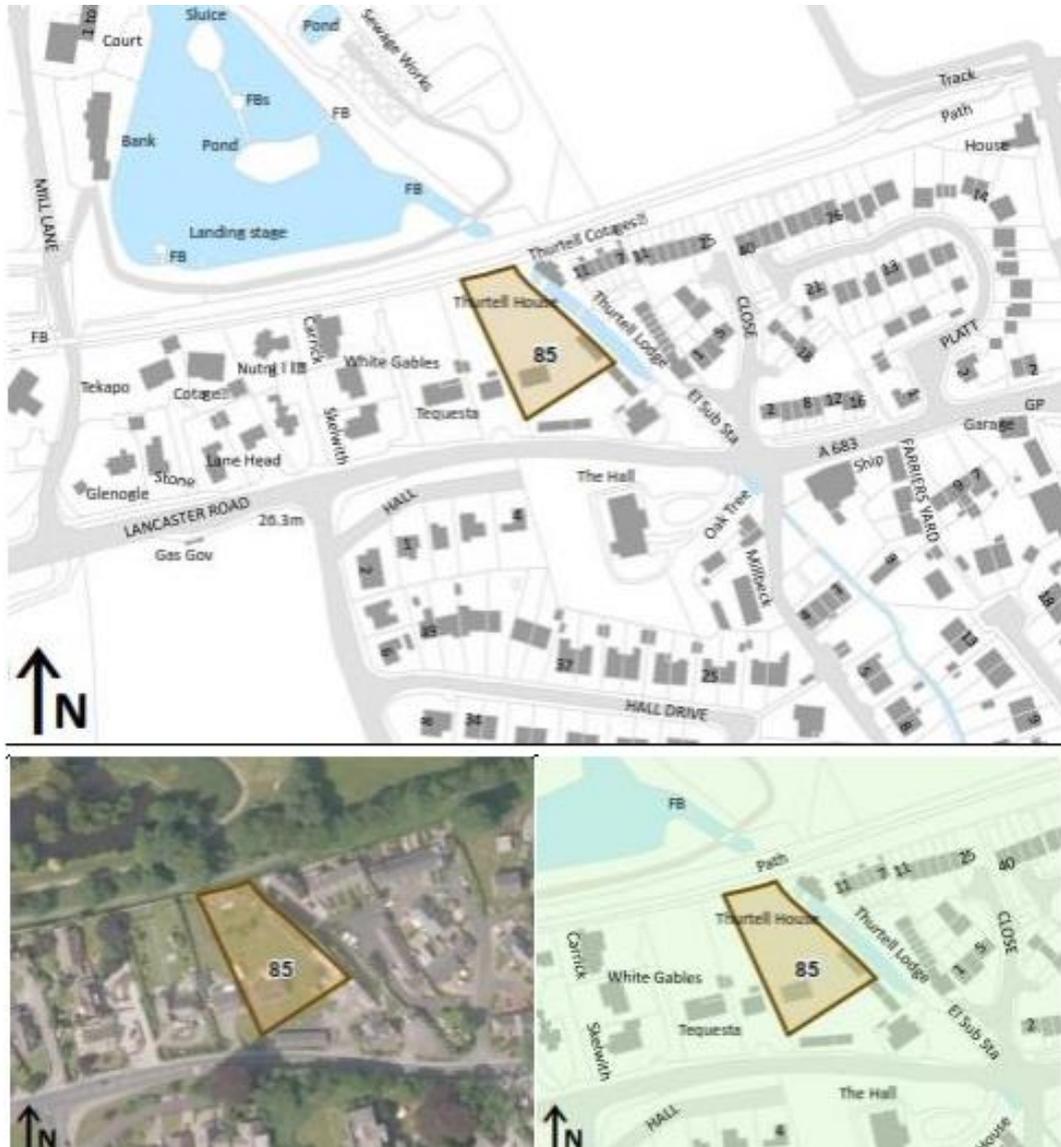
39. Land south of 1 – 19 Hawthorn Close



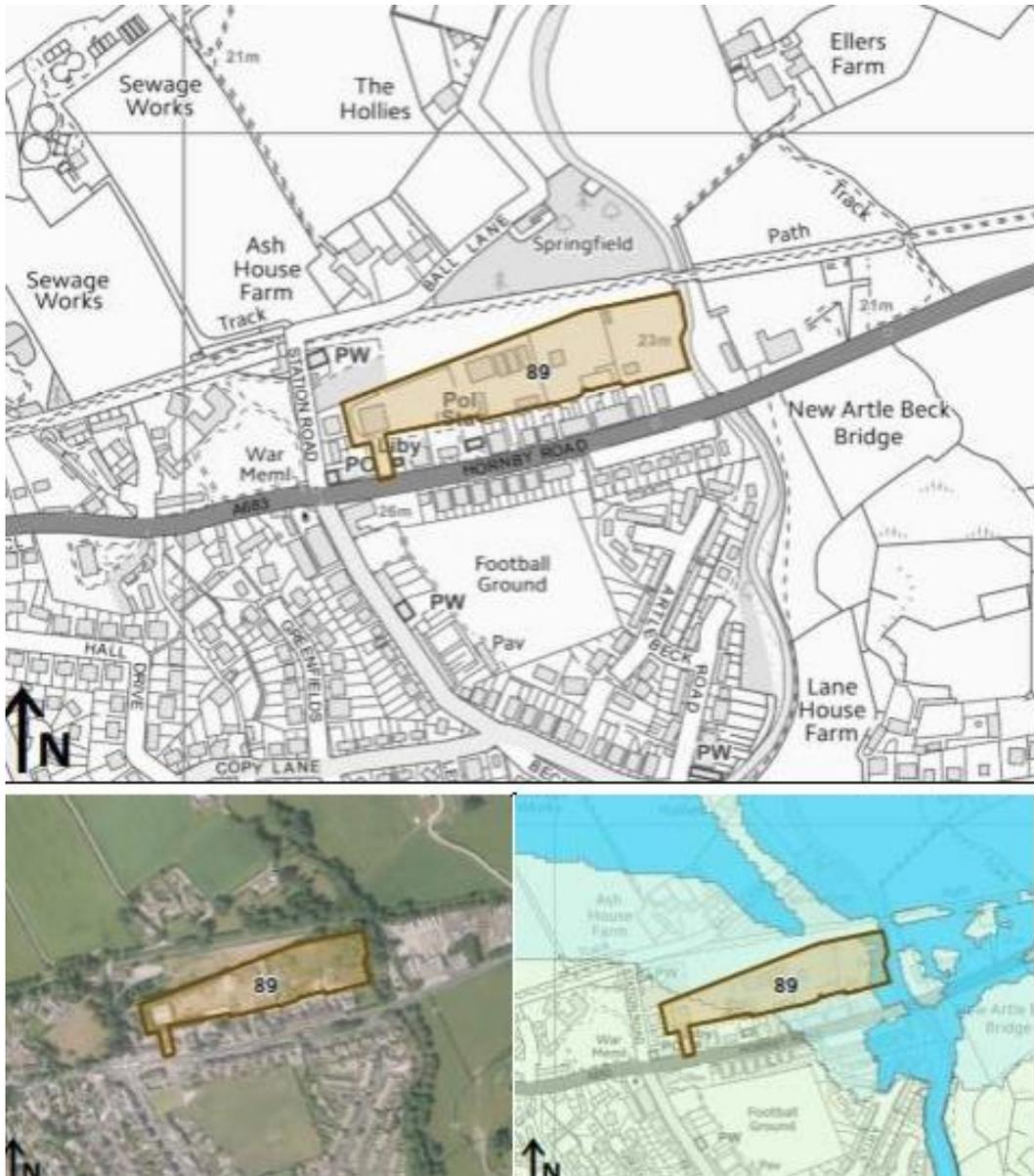
40. Land south of Hornby Road, Brookhouse



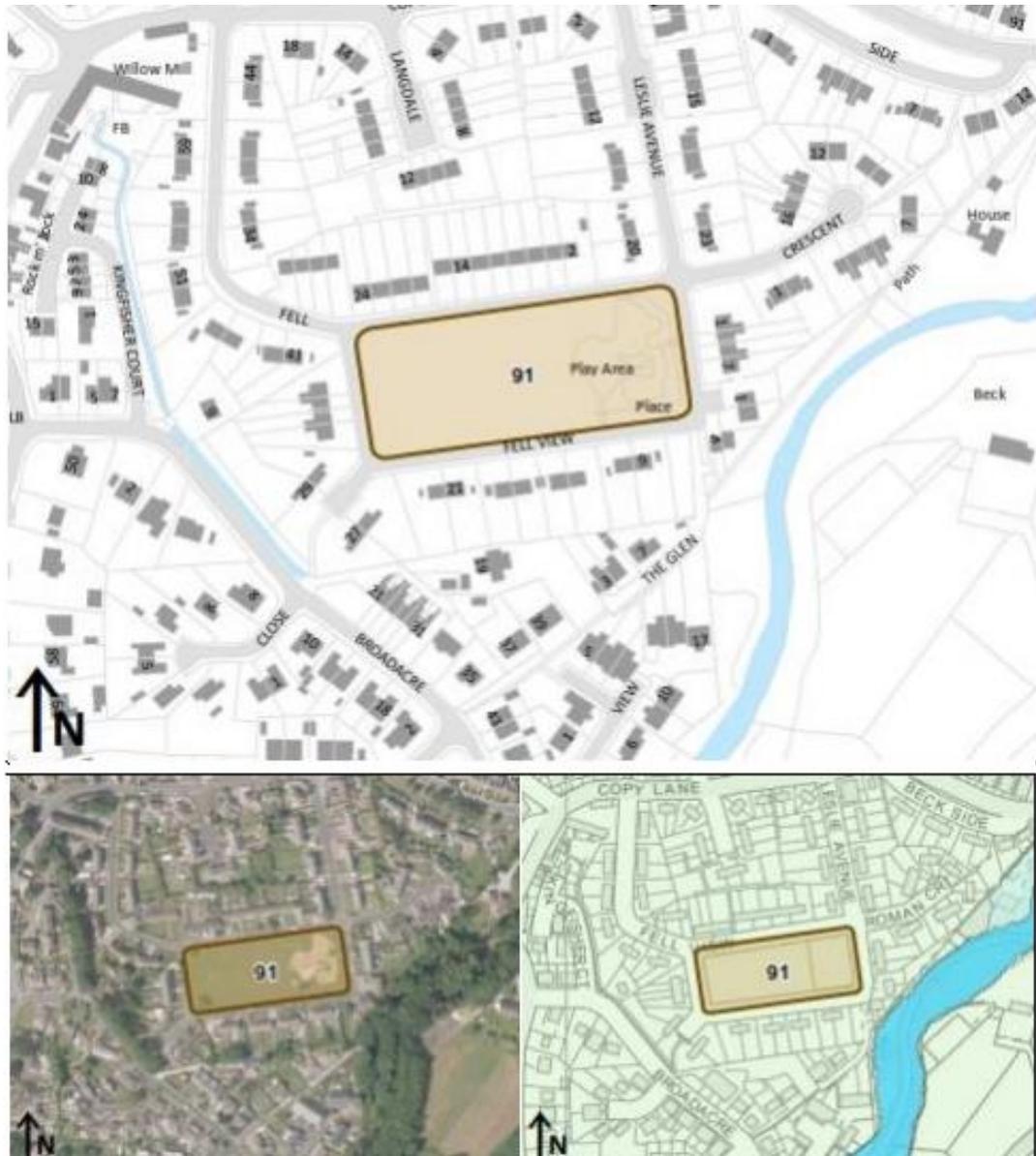
85. Glazedale, Lancaster Road, Caton



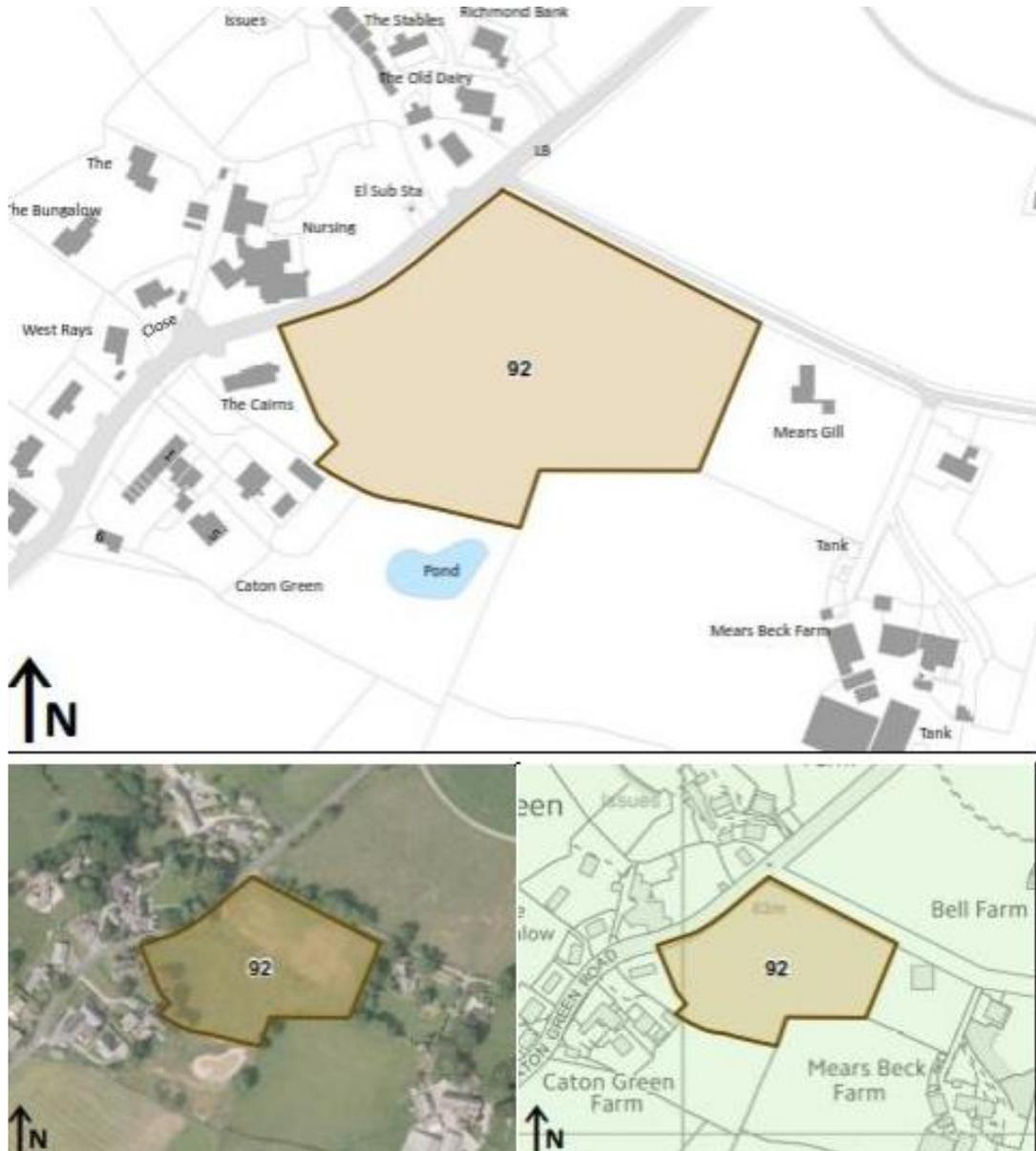
89. Land north of 11 – 75 Hornby Road, Caton



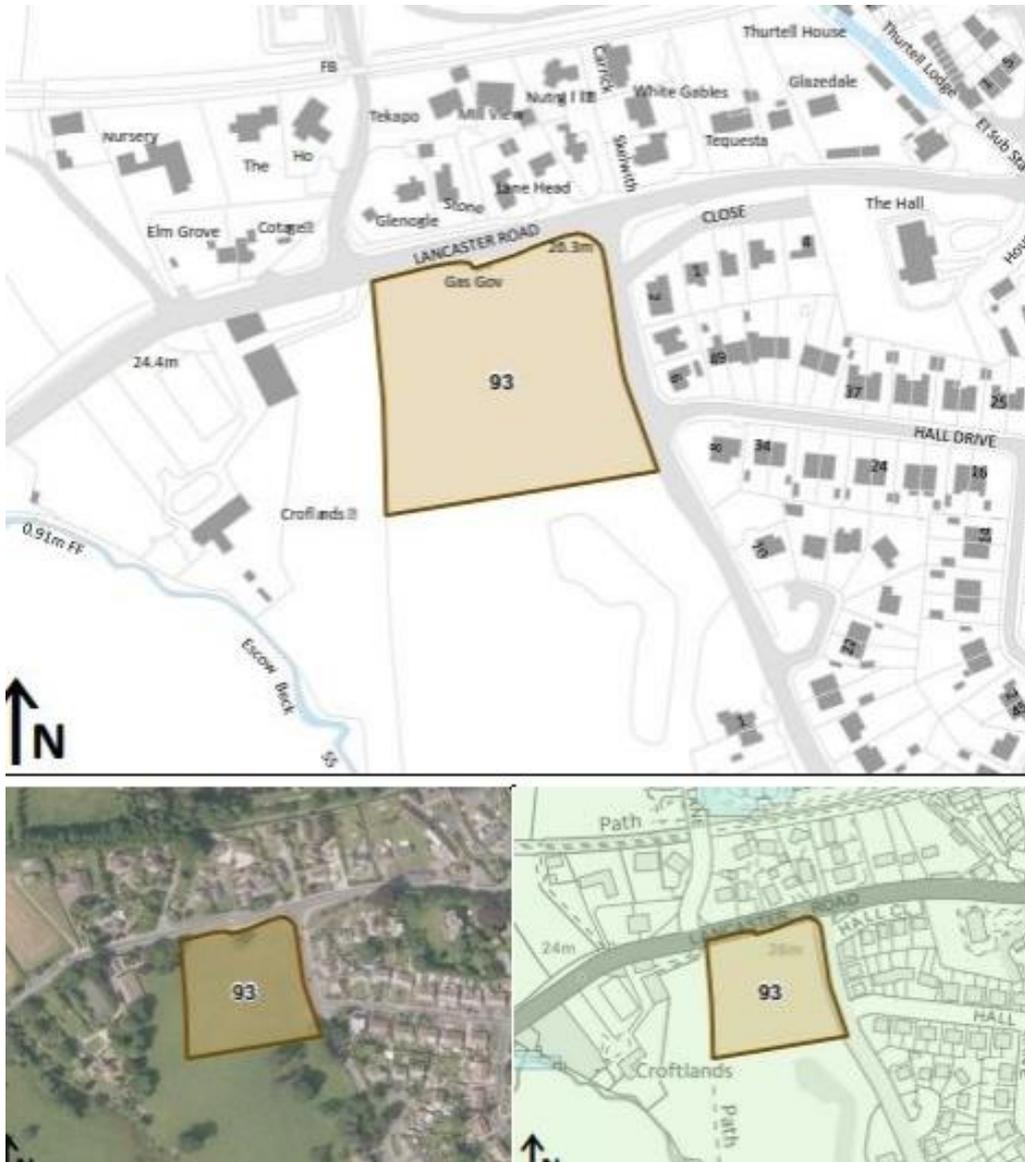
91. Amenity space, Fell View, Caton



92. Mary Lane, Green Road, Caton



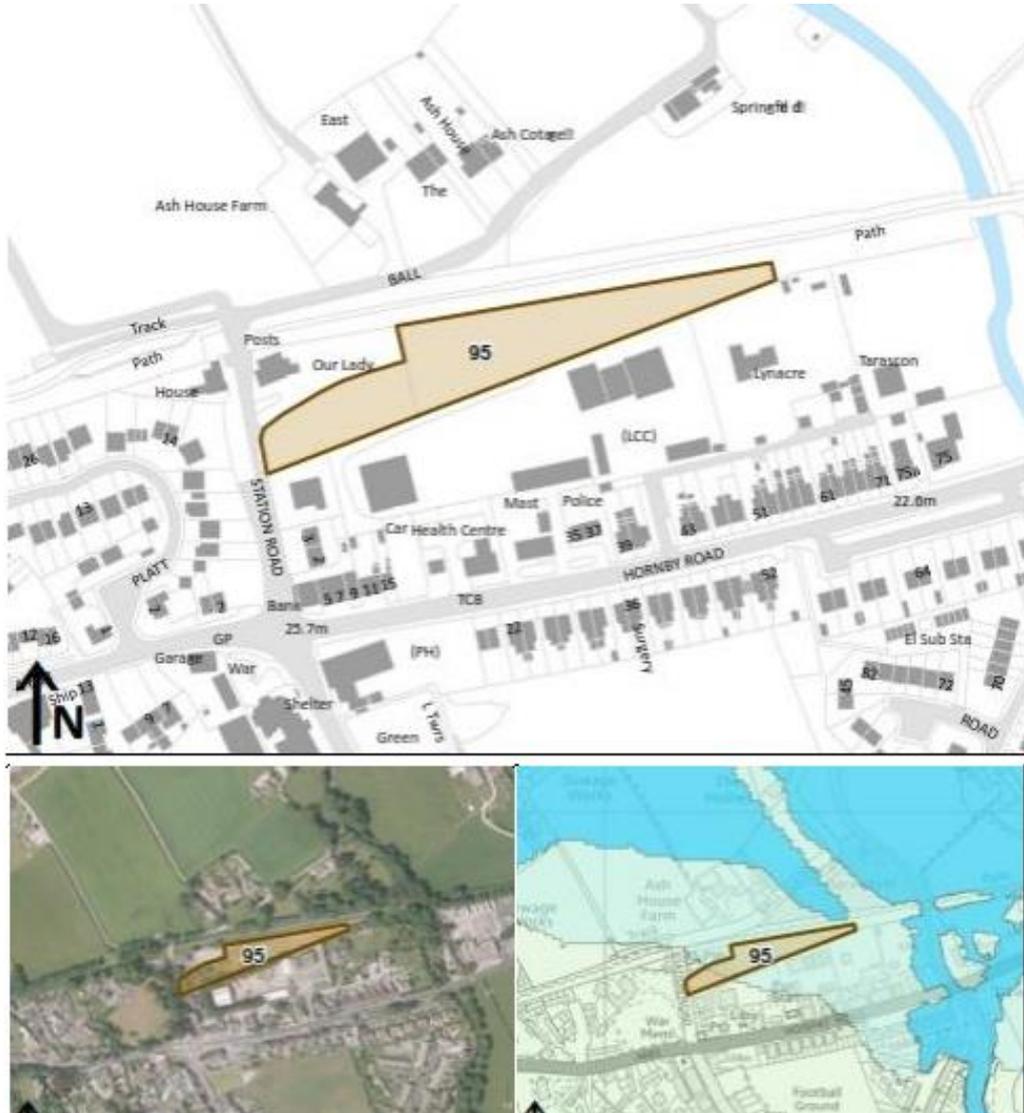
93. Land on Corner of Lancaster Road and Quernmore Road



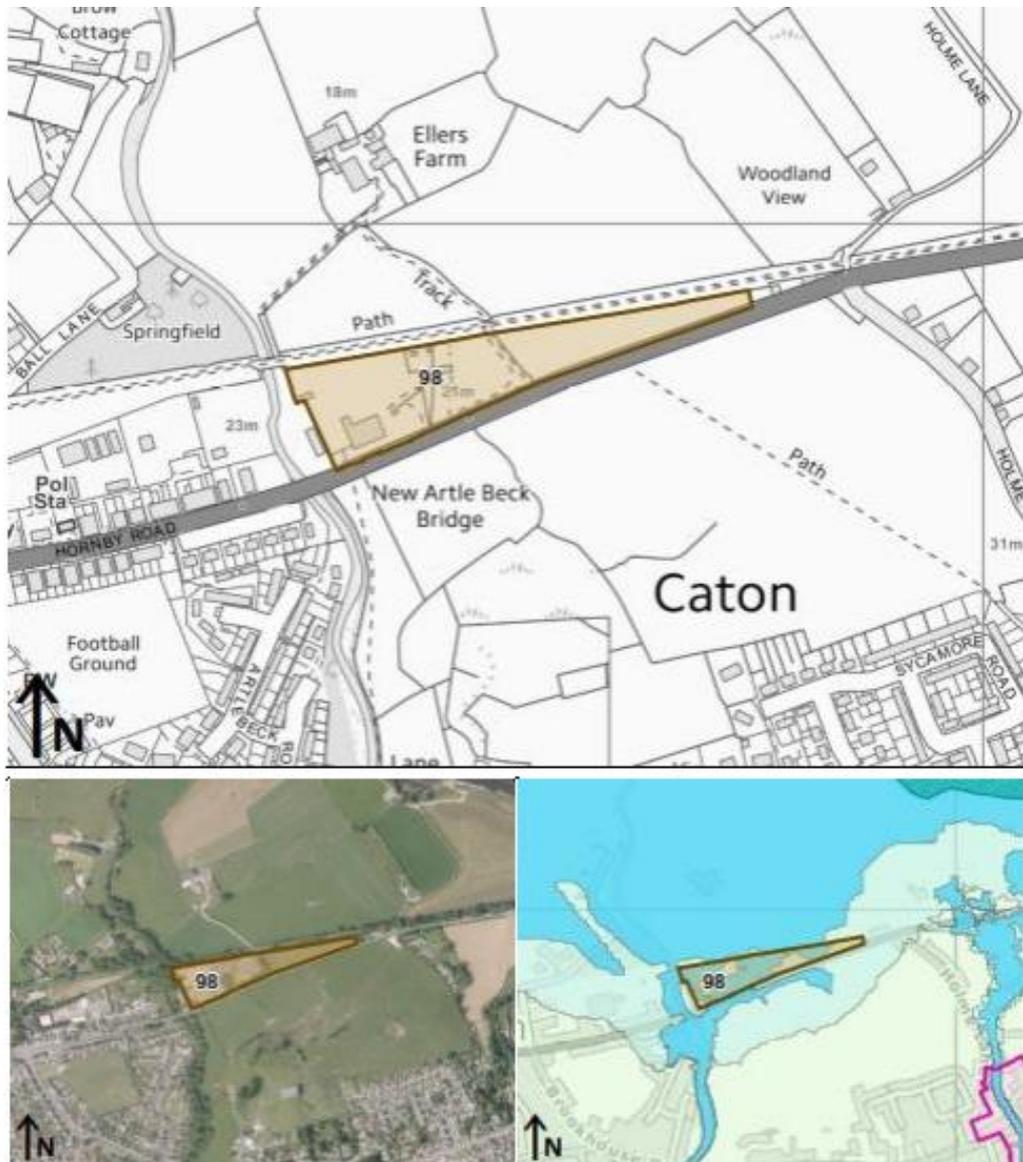
94. Caton Football Ground



95. Land east of Station Road, Caton



98. SJ Bargh, Hornby Road, Caton



4.2 Employment

Employment Land Survey Report, Summer 2015¹¹

This land survey was undertaken in order to assess the activity currently occurring within the allocated employment areas of the Lancaster District. It will provide evidence for the Local Plan, in order that it be as robust as possible and to justify the decisions taken by Lancaster City Council going forward.

The survey undertaken in the summer of 2015 visited all designated employment sites throughout Lancaster District. This report sets out the health of all the allocated employment sites throughout the district, focusing on occupancy levels, active use classes and environmental quality.

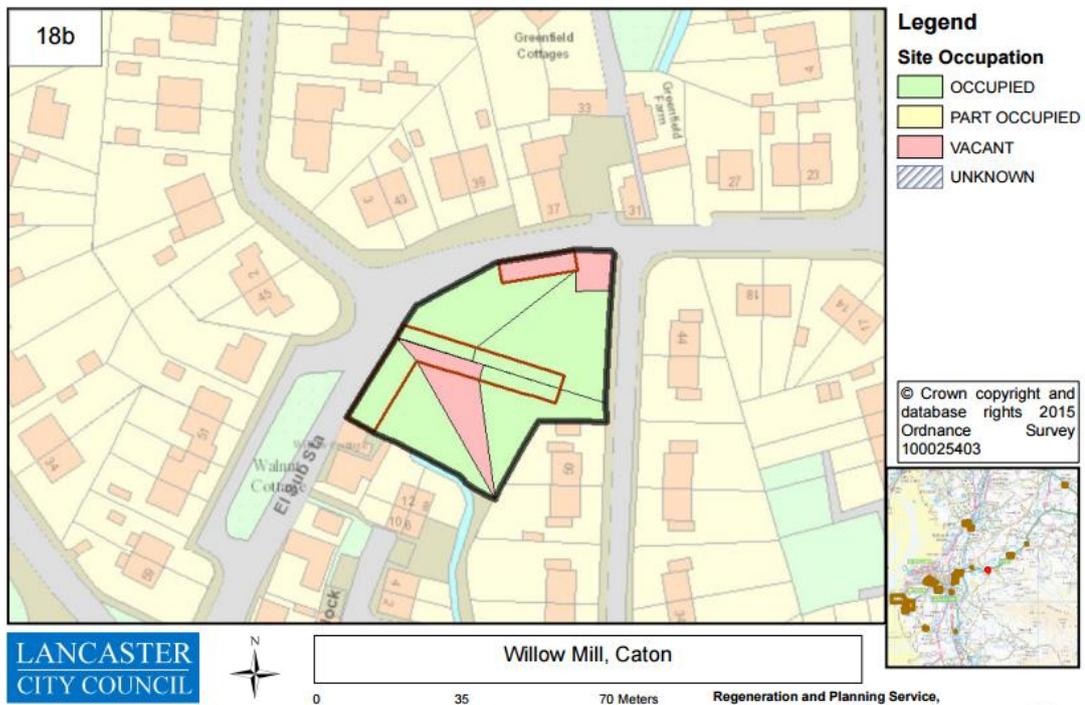
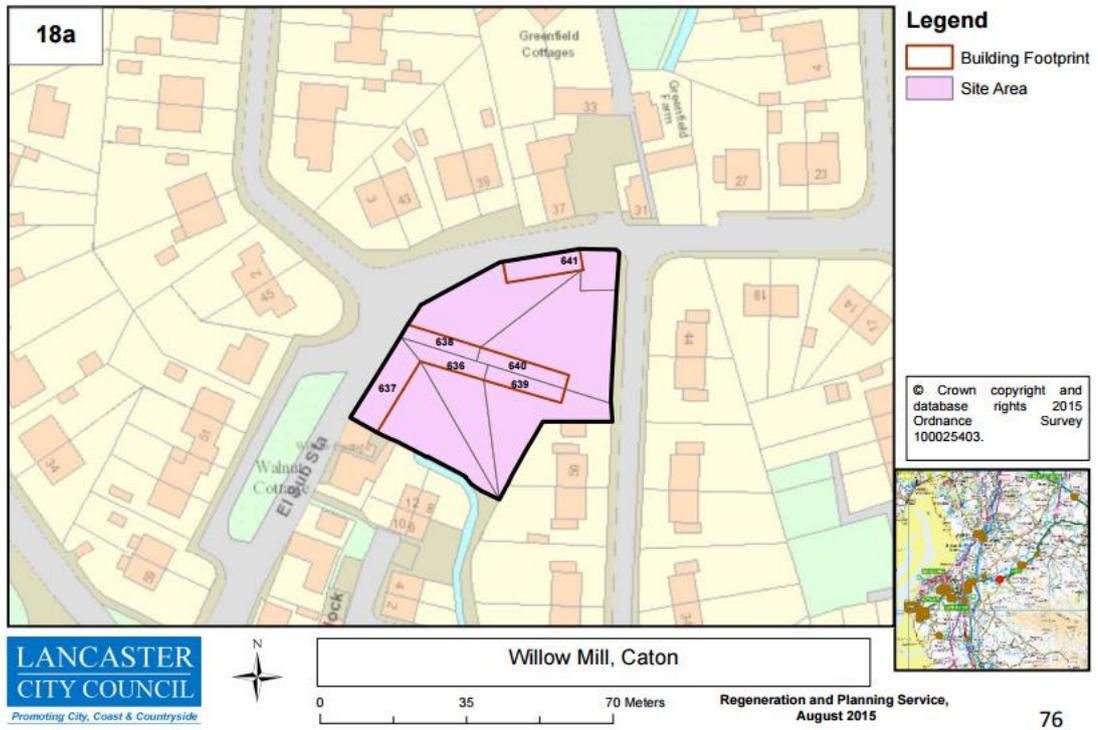
The following site in Caton was assessed:

Willow Mill, Caton

This is a 0.24 ha site comprising two buildings, a partially occupied 3 storey B1 office and a vacant derelict 2 storey building. The overall footprint of both buildings is around 500 m². The main office is occupied by ETSOS, EdIT Solutions, Lune & Fylde Farmers Ltd and Mason & Gillibrand Architects. There are vacant marketed offices between 59-89 m² within the main building. The 3 storey office is a well maintained Grade II Listed Building with the overall site in good condition within a rural setting. Access is limited and there is no room for the site to expand, suggesting only B1 usage is possible for the foreseeable future.

The remainder of the site provides car parking for all businesses on site. The derelict building is the former youth club building. There is an application (14/00964/CU) for change of use from a B1 office to a funeral directors (A1) and a 2-bed flat (C3). However, the building and site is in poor condition, requiring extensive renovation before use.

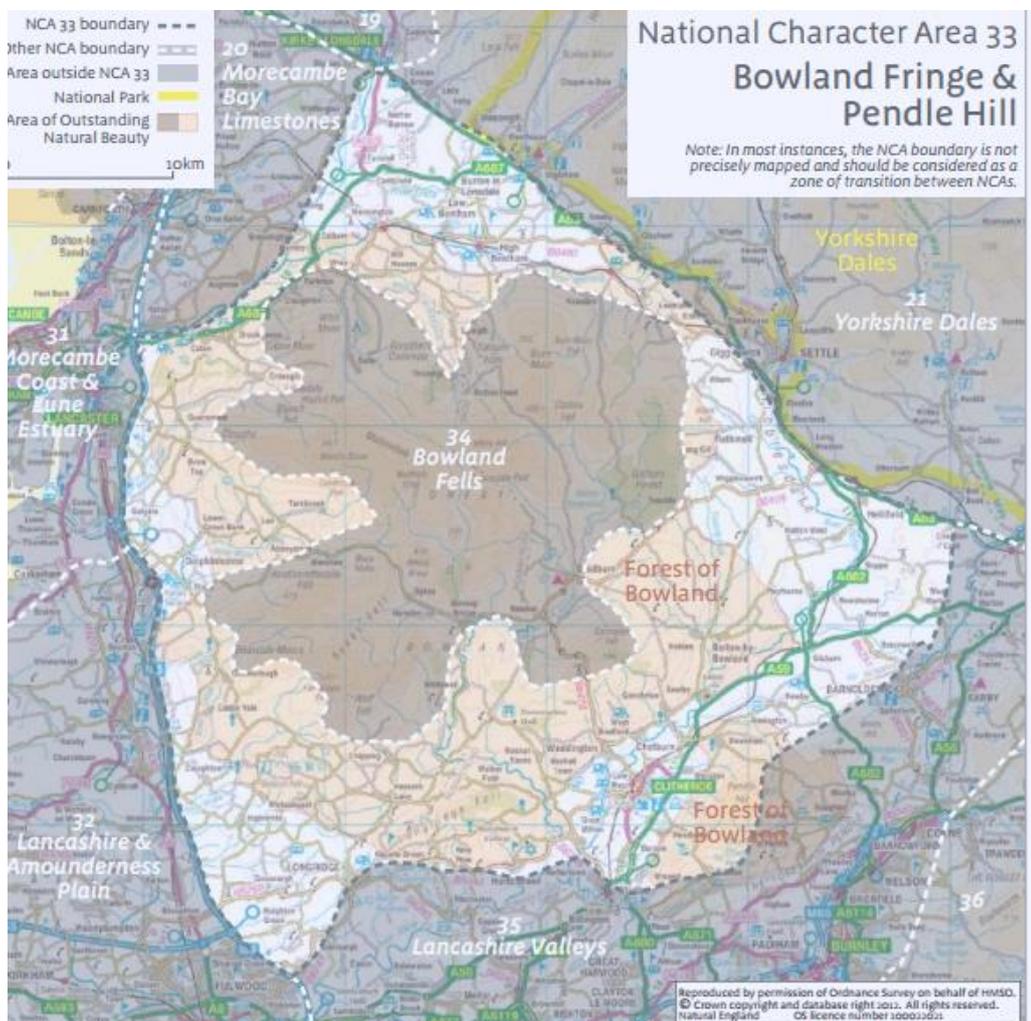
¹¹<http://www.lancaster.gov.uk/planning/planning-policy/employment-studies>



4.3 Built and Natural Environment

Landscape – Natural England National Character Areas¹³

Natural England has produced profiles for England’s 159 National Character Areas (NCAs). These are areas that share similar landscape characteristics, and which follow natural lines in the landscape rather than administrative boundaries, making them a good decision-making framework for the natural environment. The parish of Caton with Littledale lies within NCA 33: Bowland Fringe and Pendle Hill.



¹³<http://publications.naturalengland.org.uk/publication/3522238?category=587130>

This NCA is described as a transitional landscape that wraps around the dramatic upland core of the Bowland Fells, underpinned by Carboniferous geology. Over half of this NCA, along with the Bowland Fells, makes up the Forest of Bowland Area of Outstanding Natural Beauty. This is a diverse landscape of herb-rich hay meadows – several of which are nationally and internationally designated – lush pastures, broadleaved woodland, parkland and waterbodies (including rivers and streams supporting nationally and internationally protected species).

The numerous river valleys and associated woodlands are a major component of the area. To the west, this NCA includes part of the Bowland Fells Special Protection Area (SPA), designated for its important populations of hen harrier, merlin and lesser black-backed gull. The influence of human habitation and activity, and the area's long farming history, contribute significantly to its character. In contrast to the predominantly rural feel of the area, this NCA includes several relatively urban areas including Clitheroe, Bentham and Longridge.

Its key characteristics are:

- An undulating, rolling landscape, with local variation created by numerous river valleys and by the moorland outliers of Beacon Fell, Longridge Fell and Pendle Hill.
- The Bowland Fells provide a dramatic backdrop to the north, with extensive views across the river valleys and Lancashire plain below.
- On the northern edge of the area, drumlins are characteristic, while on the south, strong mounded outcrops or 'reef knolls' of limestone form distinct landscape features in the Ribble and Hodder valleys.
- Semi-natural woodland, much of which is ancient, occurs in the main valley bottoms, side valleys and ridges, and is dominated by oak, ash and alder.
- Small- to medium-sized fields are defined by hedgerows with mature hedgerow trees. Drystone walls are also common in some areas. Metal railings around estate boundaries and highway corners and junctions are characteristic of the southern and western edges of the NCA.
- Land use is mainly permanent, improved pasture for livestock and dairy farming.
- To the west, this NCA includes part of the Bowland Fells Special Protection Area (SPA), designated for its important populations of hen harrier, merlin and lesser black-backed gull.

- There are species-rich hay meadows, including several that are nationally and internationally designated.
- Rough grazing, rushy pasture and traditionally managed meadows at higher elevations are of national importance for breeding waders such as redshank, lapwing, curlew and snipe. These are also important habitats for breeding skylark.
- There are numerous rivers of importance for many protected species, including bullheads, salmon, trout, eels, otters, kingfishers and dippers. There are also many brooks and small reservoirs.
- There are many archaeological sites, particularly on the moorland fringes and in valleys where agriculture has been less intensive.
- A network of winding, hedge-lined lanes connect small, often linear, villages, hamlets and scattered farmsteads, mostly in local stone. Traditional stone barns are commonplace on higher ground, and are of stone with slate or stone flag roofs.
- Isolated country houses set in formal parkland are typical of the area, and may be enclosed by belts of woodland and estate fencing.
- The relatively urban areas of Clitheroe, Bentham and Longridge provide a contrast to the rural feel of the area.

Recent changes and trends

Trees and woodland

- Riverside woods have declined due to excessive grazing and lack of management, with smaller, semi-natural woodlands being particularly vulnerable to grazing by stock and deer. In addition, heavy grazing and drainage of upland areas has led to increased erosion of riverbanks and riverside trees.
- Many prominent, mature flood plain, parkland and hedgerow trees are over mature or in decline. There is little evidence of regeneration in hedgerows or of replacement planting.
- About 23 per cent of the woodland is Ancient Woodland (1,165 ha), of this almost a quarter of the ancient woodland is plantation on ancient woodland sites (262 ha) The proportion of these sites covered by a Woodland Grant Scheme agreement increased from 1999 to 2003 from 8 per cent to 16 per cent.

Boundary features

- The areas important and distinctive stock of field boundaries, although still largely intact is in decline. Surveys by the Forest of Bowland AONB (2007) indicate that more than 50 per cent of field

boundaries are in need of restoration; these are mainly within the Bowland Fringe and are predominantly hedgerows although extensive wall restoration is needed too, especially on higher ground. Artefacts such as gateposts, sheepfolds, stone troughs and parish boundary markers are also at risk.

- The most frequent Environmental Stewardship agreements for linear features as at March 2011 were for hedgerows (557,190 m) and stone walls (513,692 m).
- The estimated boundary length for the NCA is about 6,019 km. Total length of Environmental Stewardship agreements for linear features as at March 2011 is equivalent to about 21.2 per cent of this total.

Agriculture

- The primary land use within the NCA is grass and uncropped land (96 per cent) and there was a 1 per cent decrease in the total farmed area between 2000 and 2009.
- Between 2000 and 2009 there was a 10 per cent decrease in the number of all livestock production farm types with an associated significant decrease in livestock numbers. There was however a slight increase in all arable, horticulture, mixed and other farm types. There was a 41 per cent decrease in the number of dairy holdings and an apparent shift from lowland to LFA livestock grazing.

Settlement and development

- Some older farm buildings have fallen into disrepair and conspicuous modern farm buildings have affected the settings of unspoilt traditional farmsteads.
- Tourism and recreation are an important part of the local economy, and the increased pressures associated with the expansion of facilities at key sites, such as Beacon Fell, Brockbottom, Jeffrey Hill and Kemple End requires sensitive management to ensure attendant noise, erosion and traffic are controlled whilst encouraging access to and enjoyment of the natural environment
- The incremental effective of many small-scale new developments has resulted in dilution of traditional vernacular styles.

Semi-natural habitat

- Semi-natural meadow habitats have been lost due to farm amalgamation and agricultural intensification, particularly in the

flood plain and lowland farmland landscape, which are dominated by dairying. Herb-rich flood plain meadows and hay meadows are at particular risk from agricultural improvement.

- Moorland fringe landscapes are vulnerable to change due to declining agricultural income. Farm decline and abandonment may adversely affect the characteristic diverse mosaic of small pastures, meadows and scrub woodlands.
- Changes include decline of moorland / bog habitats in the moorland fringes and loss of field ponds / wetlands elsewhere.

Historic features

- In 2003 about 71 per cent of historic farm buildings remained unconverted. About 95 per cent were intact structurally.
- In 1918 about 2 per cent of the NCA was historic parkland. In terms of its share of the resource the NCA was ranked 75. By 1995 it is estimated that 24 per cent of the 1918 area had been lost. In 2003 about 4 per cent of the remaining parkland was covered by a Historic Parkland Grant, and 9 per cent was included in an agri-environmental scheme.

Rivers

- The NCA does not overlay any major aquifers.
- Principal surface water resources within the NCA are the catchments of the rivers Lune, Wyre and Ribble. The tributaries of the River Lune within the NCA have 'no water available'. Actual abstractions (as opposed to licensed abstractions) in the Lune CAMS area as a whole are mainly for public water supply (particularly the Lancaster area), industry, aquaculture and energy generation. The Lancaster area is supplied from Langthwaite reservoir, which is filled from the River Lune intake at Caton. The River Lune can support flows in the River Wyre via pipeline transfers.
- The River Wyre and its tributaries within the NCA are classified as 'over abstracted', 'over licensed' or 'no water available'. Water abstraction within the Wyre CAMS area is dominated by public water supply but is also used for industry, agriculture, fish farming and topping up the Lancaster Canal.
- The River Ribble catchment within the NCA generally has 'water available' although its tributary the River Hodder is 'over licensed'.

Minerals

- There are a number of sand and gravel extraction sites within the NCA, mainly confined to the valley bottoms to the south. There are also clay pits and the most prominent of these is at Claughton Brickworks where aerial ropeways extend from Claughton Moor across the A683 to the brickworks.

Drivers and future challenges

Climate change

- Evidence from UK Climate Impacts Programme (UKCP09) shows that over the coming century the climate in NW England is expected, on average to become warmer and wetter in winter and hotter and drier in summer. Under the medium emissions scenario by 2080: mean winter temperatures will increase by 2.6°C, mean summer temperatures will increase by 3.7°C, winter precipitation will increase by 16 per cent, summer precipitation will decrease by 22 per cent and there will be an increase frequency of extreme events (floods/droughts).
- Hotter, drier summers may lead to reduced groundwater and surface drying out of peat bog habitats, which can release carbon into the atmosphere.
- Small fragmented patches of habitat and poor-quality habitat are vulnerable to loss of biodiversity due to changes in rainfall and temperature.
- Periods of heavy rain may lead to an increased risk and frequency of flooding in lowland areas and river valleys and may also result in increased soil erosion and pollution of water courses downstream. There is also a potential increased risk of landslides during times of increased rainfall.
- Prolonged periods of drought are likely to have an adverse effect on peatland habitats, making them more prone to soil erosion and wildfire events.
- Potential for more favourable conditions for crops and other farming practices not presently possible within this area.
- Potential change to cropping patterns and types of crops in response to climate change altering the character of the landscape.
- Threat to trees from changing pests and diseases and extreme weather events.
- There may be increased pressures for renewable energy development and a growing demand for bio-energy crops.

Other Key Drivers

- Possible abandonment of hill farming in the face of economic pressures is likely to affect species mix and character of upland grassland and moorland.
- Lack of management of semi-natural clough woodland and lack of restoration of plantation on ancient woodland sites may reduce wildlife value. In addition, potential changes to wood product markets may influence woodland management.
- Agricultural specialisation, intensification and farm amalgamation may result in a loss of semi-natural habitat and cultural features.
- Heavy fertiliser use and diffuse pollution may lead to loss of biodiversity both on and off agricultural land as well as affecting water quality.
- There is an opportunity to increase tree and woodland cover to provide multiple benefits including reconnecting fragmented habitats increasing resilience and improving water quality.
- Pressure on key destinations needs to be sensitively managed to avoid erosion and potential damage to archaeological sites, loss of habitats, tranquillity and diminished visitor experience, whilst balancing the positive benefits of increasing opportunities for visitors to reconnect with nature.
- Changing agricultural policy and farm subsidies creates uncertainty and pressures on livestock farming. Increasing emphasis on food security and bio-energy crops.
- Pressure for new development and building conversion in an open exposed landscape can be visually intrusive. Sympathetic design of new buildings in keeping with landscape character with appropriate siting and screening should be sought.
- Increasing pressure for commercial-scale renewable energy infrastructure such as windfarms
- The exploitation of mineral deposits has the potential to affect the landscape character of the area and will require sensitive development.
- There is substantial pressure for urban expansion close to Preston / Longridge, as well as some development pressure on the southern margins of the NCA and within the larger historic villages

Future landscape opportunities

- Protect the distinctive rolling landform from development on ridgelines and hilltops to maintain the predominantly open

character of the landscape, by minimising vertical elements and built development.

- Protect views to and from the area from large-scale developments that may erode the open and undeveloped character of the area.
- Promote and protect the geological heritage of the area.
- The conservation and management of riparian woodland, semi-natural and ancient woodland, hedgerows, hedgerow trees and avenues should be considered.
- Maintain the areas highly distinctive stock of field boundaries and associated features, respecting differences in local style.
- Species-rich hay meadows form valuable landscape and ecological areas.
- The restoration and management of the characteristic field ponds north of Preston should be addressed.
- Control built development to maintain vernacular styles and materials and the character of the build environment locally.
- There are opportunities for the appropriate management of recreational sites so visitor pressures are minimised, and benefits and visitor experiences enhanced.

Forest of Bowland Area of Outstanding Natural Beauty Landscape Character Assessment, September 2009¹⁴¹⁵

The Forest of Bowland Area of Outstanding Natural Beauty (AONB) is a nationally protected landscape and internationally important for its heather moorland, blanket bog and rare birds. It was designated as a landscape of national significance due to a variety of factors: 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; the

¹⁴http://forestofbowland.com/files/uploads/pdfs/strategies/Landscape%20Character_introduction_29-09-09.pdf

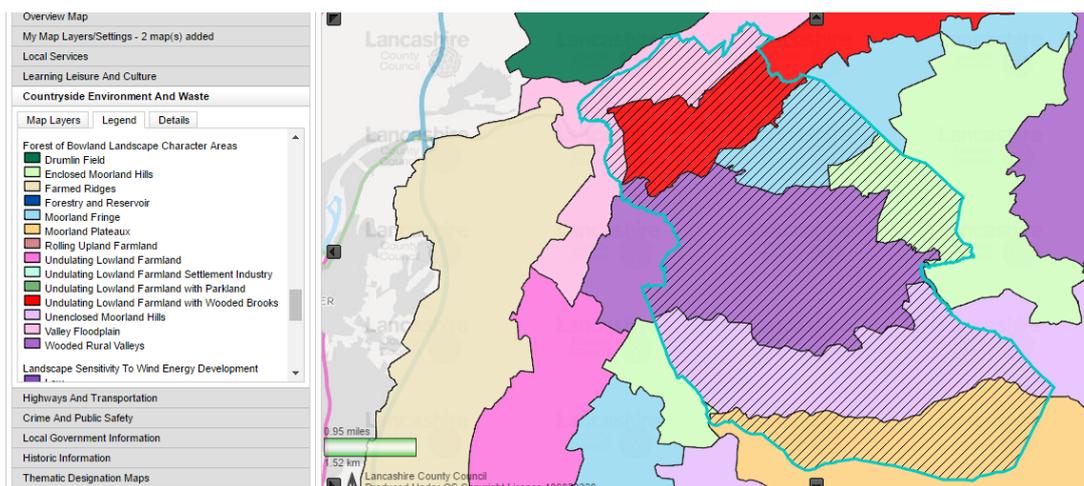
¹⁵

http://forestofbowland.com/files/uploads/pdfs/strategies/Landscape%20Character_Landscape%20Classification_29-09-09.pdf

distinctive pattern of settlements; the wildlife of the area; and the landscape's historic and cultural associations.

The Landscape Character Assessment seeks to provide a framework for developing a shared understanding of the current character of the Study Area's landscapes and its future management needs. It identifies and describes 14 Landscape Character Types, 7 of which fall within Caton with Littledale parish:

- 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



A. Moorland Plateaux

Key Characteristics

- Some moorland summits are strewn with gritstone boulders
- Strong sense of elevation with vast, expansive skies and uninterrupted views.
- Colours tend to be muted throughout the year.
- Land cover is predominantly blanket bog or heather moorland and trees are generally absent.

Current Landscape Condition

The overall condition of the Moorland Plateaux Landscape Character Type is considered to be moderate. In places, the condition of the blanket bog and heather moorland (dwarf shrub heath) is poor as a result of historic overgrazing, which has damaged the composition and structure of these habitats (causing a loss of heather to bilberry and cotton grass bog). Sphagnum moss is generally sparse due to a combination of the effects of past burning practices and the creation of drainage grips.

Future Landscape Changes and Opportunities

In the short term (5 years) it is likely that there will be continued positive future changes in the form of improved stock management on the moorland, further blocking of grips and more sensitive heather burning management on moorlands (i.e. blanket bog and dwarf shrub heath), in some places, for grouse shooting. Further positive changes are likely to include agreed improved heather and grass burning practices

Longer-term changes (20+ years) will be dependent on prevailing incentives and policies. Potential longer term changes and key opportunities include the following:

Agricultural change and land management - Following programmes of grip blocking, blanket bogs should be restored, whilst areas of heath should be restored following further stock reductions. The sustainable management of heath will help to contain excessive erosion and retain a key habitat. There may also be pressure for an increase in the number of shooting tracks and related structures, which could be visually intrusive if not designed sensitively. There is significant potential for positive management of this landscape through Environmental Stewardship Schemes (such as stock management, grip blocking and burning agreements). There is also pressure for the abandonment of hill farming due to changes in the structure of agriculture.

Climate change - Fluctuating temperatures, precipitation and general weather patterns will continue to affect this dynamic landscape, leading to potential increases in the incidences of moorland fire and excessive erosion, the possible spread of invasive species and changes in the species composition of habitats. It is also possible that climate change will lead to increased flash flooding and gully erosion in upland cloughs and sykes.

Development - Large-scale renewable energy development would break up the uncluttered skylines and key views and erode the open and undeveloped character of the area. There is also increasing pressure from mountain bikes and motorbikes, which could lead to problems of erosion through overuse of certain routes, involving soil compaction, attrition and

erosion of vegetation and the underlying fragile peat body and mineral soils.

Sensitivities and Capacity for Change

The Moorland Plateaux Landscape Character Type is considered to have very high visual sensitivity as a result of the very open character, the simplicity of the uncluttered skylines and associated panoramic views. Areas that appear to be hidden within one viewpoint are likely to be highly visible and exposed from another. There is strong intervisibility with the Unenclosed Moorland Hills (B) and Enclosed Moorland Hills (C) Landscape Character Types and also with surrounding lower Landscape Character Types. This Landscape Character Type also forms a striking backdrop to views from adjacent landscapes. In addition, the Moorland Plateaux encompass an extensive mosaic of rare and fragile habitats, recognised by the fact that much of this landscape is designated as SAC or SSSI. There is also rich archaeological potential. Sense of remoteness, tranquility and wildness is generally very strong throughout this Landscape Character Type. Landscape Character Type is also considered to have high landscape character sensitivity. As a result, overall capacity to accommodate change, without compromising the key characteristics of this Landscape Character Type is considered to be very limited, apart from change which reinforces positive attributes, such as habitat enhancements.

Guidelines for managing landscape change

The overall strategy for this character type is to conserve and enrich the mosaic of habitats (including blanket bog, heath and acid grassland) which support rare birds and scarce plant species. The uncluttered skylines and general absence of tall built structures should be maintained; as should the feeling of remoteness and tranquility. The impact of human activity should be minimised

B. Unenclosed Moorland Hills

Key Characteristics

- Dramatic cloughs or valleys are incised into the hillsides and often contain fast flowing streams.
- Open and exposed character, with a strong sense of remoteness and tranquility.
- Woodland on the clough/valley sides.
- Stone walls and fences are occasional features, but do not dominate landscape pattern.

Current Landscape Condition

The overall condition of the Unenclosed Moorland Hills Landscape Character Type is considered to be moderate. The condition of heath varies with land ownership. In some areas of poor condition, improvements can be seen where the moorland is managed under Environmental Stewardship. In places, stone grouse butts, cairns and stone buildings are in disrepair. The condition of the blanket bog is generally poor as a result of historic overgrazing and drainage, which has damaged the composition and structure of these habitats (causing a loss of heather to bilberry and cotton grass bog). Sphagnum moss is generally sparse due to the effects of past burning practices. This is, however, improving with lower stocking rates and grazing levels and re-wetting.

Future Landscape Changes and Opportunities

In the short term (5 years) it is likely that there will be continued positive future changes in the form of improved stock management on the moorland and sensitive management of the heath for grouse shooting. There is potential to expand levels and coverage of grip blocking through Environmental Stewardship. Negative changes are likely to include an increase in the spread of invasive species such as bracken and gorse.

Longer-term changes (20+ years) will be dependent on prevailing incentives and policies and it is therefore challenging to be prescriptive. Potential longer-term changes and key opportunities within the Unenclosed Moorland Hills include:

Agricultural Change and Land Management - The increase in the spread of invasive species such as bracken and gorse in areas where stocking numbers are reduced may lead to reduced biodiversity and changed key characteristics. The sustainable management of heath will help to contain excessive erosion and retain a key habitat. There may also be pressure for an increase in the number of shooting tracks and related structures, which could be visually intrusive if not designed sensitively. With a potential decline in upland hill farming, there is potential that existing stone structures such as sheepfolds and occasional walls will fall into disrepair. There is also potential for increased frequency of grip blocking through Environmental Stewardship schemes.

Climate Change - Fluctuating temperatures, precipitation and general weather patterns will continue to affect this dynamic landscape, leading to potential increases in the incidences of moorland fire and excessive erosion, the possible spread of invasive species and changes in the species

composition of habitats. It is also possible that climate change will lead to increased flash flooding and gully erosion in upland cloughs and sykes. Development - Large-scale renewable energy development would break up the uncluttered skylines and key views and erode the open and undeveloped character of the area. There is potential pressure from tourist-related development which may result in a related increase in traffic on narrow roads and tracks. Pressure for the expansion of settlements and the conversion of existing vernacular dwellings and farm buildings is also a potential future pressure on this landscape. Such development is often associated with ornamental trees and shrubs which have a suburbanising influence over this predominantly rural landscape.

Sensitivities and Capacity for Change

The Unenclosed Moorland Hills Landscape Character Type is considered to have very high visual sensitivity overall, as a result of the strong sense of openness and generally uninterrupted skylines, coupled with strong intervisibility with adjacent Landscape Character Types. Areas that appear to be hidden within one viewpoint are likely to be highly visible and exposed from another. This Landscape Character Type also forms a striking backdrop to views from adjacent landscapes. This Type also has high ecological sensitivity and supports a diverse range of rare habitats and species (recognised by designation of much of the area as SAC and SSSI) and an intact and recognisable landscape pattern. In addition, there is a strong sense of remoteness and tranquility throughout (only partially disturbed at times of shooting). Landscape Character Sensitivity is considered to be high. As a result, overall capacity to accommodate change, without compromising the key characteristics of this Landscape Character Type is considered to be very limited, apart from change which reinforces positive attributes, such as habitat enhancements.

Guidelines for Managing Landscape Change

The overall strategy for this Landscape Character Type is to conserve and enhance the mosaic of upland habitats including heath and blanket bog, acid grassland, clough woodland, wet flushes and steep incised cloughs – all of which support a range of rare species. The exposed and undeveloped skylines should be conserved and the strong overall sense of remoteness and tranquility should be maintained. Existing built structures (sheep folds, walls and barns) should be managed, but the general absence of built structures should be maintained.

C. Enclosed Moorland Hills

Key Characteristics

- Open and exposed character.
- Strong sense of elevation with vast, expansive skies and uninterrupted views.
- Dry stone walls of roughly hewn blocks.
- Tree cover is generally limited to remnant clough woodland.

Current Landscape Condition

The overall condition of the Enclosed Moorland Hills Landscape Character Type is considered to be moderate to good. The condition of heath varies with land ownership. In some areas of poor condition, improvements can be seen where the moorland is managed under Environmental Stewardship. In places, stone grouse butts, cairns and stone buildings are in disrepair. Stone walls are generally in good condition throughout most of the Landscape Character Type. The condition of the blanket bog, where present, is generally poor as a result of historic overgrazing, which has damaged the composition and structure of these habitats (causing a loss of heather to bilberry and cotton grass bog). Sphagnum moss is generally sparse due to the effects of past burning practices. This is, however, improving with lower stocking rates and grazing levels. An active quarry and communications mast are visual detractors.

Future Landscape Changes and Opportunities

In the short term (5 years) it is likely that there will be continued positive future changes in the form of improved stock management on the moorland and sensitive management of the heath for grouse shooting. Negative changes are likely to include an increase in the spread of invasive species such as bracken and gorse.

Longer-term changes (20+ years) will be dependent on prevailing incentives and policies. Potential longer-term changes and key opportunities within the Enclosed Moorland Hills include:

Agricultural Change and Land Management - The increase in the spread of invasive species such as bracken and gorse in areas where stocking numbers are reduced may lead to reduced biodiversity and changed key characteristics. The sustainable management of heath will help to contain excessive erosion and retain a key habitat. There may also be pressure for an increase in the number of shooting tracks and related structures, which could be visually intrusive if not designed sensitively. With a potential decline in upland hill farming, there is potential that existing stone structures such as sheepfolds and walls will fall into disrepair. There is also

potential for increased frequency of grip blocking through Environmental Stewardship schemes.

Climate Change - Fluctuating temperatures, precipitation and general weather patterns will continue to affect this dynamic landscape, leading to potential increases in the incidences of moorland fire and excessive erosion, the possible spread of invasive species and changes in the species composition of habitats. It is also possible that climate change will lead to increased flash flooding and gully erosion in upland cloughs and sykes.

Development - Large-scale renewable energy development would break up the uncluttered skylines and key views and erode the open and undeveloped character of the area. There is potential pressure from tourist-related development which may result in a related increase in traffic on narrow roads and tracks and potential fencing of open roads and lanes. Pressure for the expansion of settlements and the conversion of existing vernacular dwellings and farm buildings is also a potential future pressure on this landscape. Such development is often associated with ornamental trees and shrubs which have a suburbanising influence over this predominantly rural landscape.

Sensitivities and Capacity for Change

The Unenclosed Moorland Hills Landscape Character Type is considered to have very high visual sensitivity overall, as a result of the strong sense of openness and generally uninterrupted skylines, coupled with strong intervisibility with adjacent Landscape Character Types. Areas that appear to be hidden within one viewpoint are likely to be highly visible and exposed from another. This Landscape Character Type also forms a striking backdrop to views from adjacent landscapes. There is high ecological sensitivity overall, resulting from the patchwork of habitats which often support rare species (recognised by designation of much of the area as a SAC and SSSI). This type is considered to have a recognisable and intact landscape. In addition, there is a strong sense of remoteness and tranquility throughout (only partially disturbed at times of shooting), resulting in high landscape character sensitivity overall. As a result, overall capacity to accommodate change, without compromising the key characteristics of this Landscape Character Type is considered to be very limited, apart from change which reinforces positive attributes, such as habitat enhancements.

Guidelines for Managing Landscape Change

The overall strategy for this Landscape Character Type is to conserve and enhance the mosaic of upland habitats including heath, acid grassland,

clough woodlands and grassland habitats which support a range of rare species. Conserve the exposed and undeveloped character of skylines and the overall strong sense of remoteness and tranquility. The general absence of tall built structures should also be conserved, whilst locally distinctive features (as described in the Landscape Character Area descriptions) should be conserved and enhanced where possible.

D. Moorland Fringe

Key Characteristics

- Traditional stone field barns are a recognisable landscape feature.
- Dry stone walls of rough hewn blocks create strong patterns within the landscape and reflect the underlying geology.
- Sheep grazing is the predominant land use, interspersed in places with a patchwork of traditionally managed meadows, wet rushy pasture, in-byes and acid grassland.

Current Landscape Condition

The overall condition of the Moorland Fringe Landscape Character Type is considered to be moderate. Stone walls are generally well maintained, although there is evidence of lack of management in places, which has led to the introduction of barbed wire fences to act as stock proofing where walls have deteriorated. There is also evidence of erosion of roadside verges along the minor road corridors and suburbanisation of traditional farmsteads. Although much of the land within the Moorland Fringe is agriculturally improved, patches of rare ecological habitat remain (for example, species-rich meadows and patches of acid grassland).

Future Landscape Changes and Opportunities

In the short-term it is likely that there will be continued positive changes in the form of ongoing management of SSSI's. Negative changes may include reduced budgets of national agencies and organisations to actively conserve protected areas and continued decline of valuable habitats and features within the wider landscape. There is also pressure for the conversion of distinctive vernacular buildings to residential use and a loss of the small scale field pattern of scrub and pasture due to farm abandonment or amalgamation of farm units.

Longer-term changes (20+ years) will be dependent on prevailing incentives and policies and it is therefore challenging to be prescriptive. Potential longer-term changes and key guidelines within this Landscape Character Type include:

Agricultural Change and Land Management - Stream corridors are vulnerable to pollution and run-off associated with the adjacent predominantly pastoral fields. Stone walls on higher ground are vulnerable to any moves to more extensive farming of livestock. These key landscape features could be lost through neglect or removed to enable the amalgamation of adjacent fields. Increased financial pressures and reduced availability of higher level agri-environment payments leading to field boundaries, sheepfolds, limekilns, walls and hedges and traditional farm buildings suffering from lack of management.

Climate Change - In this area, climate changes are likely to be less marked and provide for a more gradual change in for example, species composition or habitat characteristics.

Development- Increasing traffic associated with tourism and recreation could put pressure on the road system. This could lead to inappropriate highway improvements and signage, or large scale schemes that permanently alter the character of the landscape. Large –scale renewable energy developments on the skyline and in key views could erode the open and generally undeveloped character of this Landscape Character Type. Loss of vernacular building styles and use of inappropriate building materials may also result in a loss of local landscape characteristics.

Sensitivities and Capacity for Change

Overall, this Landscape Character Type is considered to have moderate ecological sensitivity. Although ecological habitats have been depleted in places by agricultural improvement, valuable ecological habitats include traditionally managed meadows and acid grassland which support a diverse range of bird species. Cultural and historic sensitivity is high as a result of the numerous scattered, isolated, traditional historic farmsteads, the presence of packhorse ways and parish boundary markers, which are still visible within the present landscape. As a result, landscape character sensitivity is considered to be high. There is strong intervisibility with adjacent Landscape Character Types, giving high visual sensitivity. Other sensitivities within the landscape include the distinctive pattern of stone walls which exhibit traditional construction styles and wall copings, stunted hawthorns and small, semi-natural clough woodlands, which are landscape features. As a result, this Type is considered to have high landscape character sensitivity. Overall, the Moorland Fringe Landscape Character Type has limited to moderate capacity to accommodate change without compromising key characteristics.

Guidelines for Managing Landscape Change

The overall strategy for the Moorland Fringe Landscape Character Type is to conserve the remote, multi textured character of upland habitats including acid grassland, herb rich meadows and rush dominated pasture; and the existing recognisable pattern of drystone walls, hedgerows and settlements, and to enhance these features where they are depleted. There is also a need to conserve open views across adjacent Landscape Character Types.

F. Undulating Lowland Farmland with Wooded Brooks

Key Characteristics

- A patchwork of pasture fields which are deeply incised by wooded troughs and gorges.
- A network of hedgerows and stone walls delineate field boundaries.
- Several scattered cottages and clustered villages.

Landscape Character Area F4: Caton

- The large, nucleated village of Caton exhibits a combination of traditional stone buildings and more modern materials;
- Linear belts of deciduous woodland punctuate this landscape and contribute to an intermittent sense of enclosure within views;
- The aerial ropeways associated with Claughton Moor quarries are a key recognisable feature within the landscape, which contribute to recognisable local sense of place;
- Panoramic, open and framed views northwards across the wide floodplain of the River Lune;
- To the south, the dramatic rising profile of the central Unclosed and Enclosed Moorland Hills and Moorland Plateaux Landscape Character Types form the skyline backdrop to views;
- Field boundaries are delineated by a combination of stone walls and hedgerows, which provides a relatively stark contrast with the adjacent Moorland Fringe and Moorland Hills;
- Minor road corridors are often lined with mature hedgerows which limit open views across the landscape.

Current Landscape Condition

The overall condition of the Undulating Lowland Farmland with Wooded Brooks Landscape Character Type is considered to be moderate to good. Most landscape features are generally well managed. Patches of unmanaged woodland are, however, visible and there is also evidence of neglected stone walls (for example at Sabden Fold) and loss of hedgerows which have been replaced by fences.

Future Landscape Changes and Opportunities

An overall consistency in the use of vernacular building materials indicates a local desire to retain the traditional character of the area; however, there has recently been a trend towards the addition of conspicuous modern farm buildings, slurry tanks and silage bays.

Negative changes may include the amalgamation of farms, leading to a change in the character of the landscape, with new access tracks and the creation of larger fields leading to a loss of traditional stone wall and hedgerow field boundaries. Amalgamation of farms may also result in farmhouses and associated buildings being converted to new uses and key landscape features being lost through neglect or removal to enable the amalgamation of adjacent fields. Conversion of historic buildings may also be an issue. The increased farm size may lead to the demand for new agricultural buildings, affecting character and views. Increased financial pressures and reduced availability of higher level agri-environment payments, may lead to field boundaries, walls and hedges suffering from a lack of management.

Longer-term changes (20+ years) will be dependent on prevailing incentives and policies. Potential longer-term changes and key guidelines within this Landscape Character Type include:

Agricultural Change and Land Management – The amalgamation of farms and increased drive for efficient farm businesses or farms being sold as farmers and their families leave the industry; all have a direct impact on how the land is managed. As the key characteristics of the area are significantly influenced by agricultural practices, change in the industry could lead to an erosion of landscape quality. Changes in land ownership or agricultural management may also lead to a decline in the management of brook side woodlands, which are a key feature of the landscape pattern of this Type.

Climate Change – The likely effects of climate change on this landscape are not easily identifiable with current information, however, agricultural practices could be affected, with a move to plough up pasture and plant new crops. Woodland could also be lost with a change in temperatures and average rainfall levels.

Development – Diversification of farm businesses leading to introduction of new buildings and the conversion of farm buildings for residential and other uses could gradually change the nature of the working landscape and

its associated attributes. The erosion and loss of vernacular building styles through introduction of cheaper alternatives will reduce the distinctive characteristics of this area. Encroachment of large scale development such as wind farms, masts and pylons into the area would also have a significant effect on landscape character. It is likely that there will also be increased pressure from residential and tourist related developments, affecting the character and quality of the landscape.

Sensitivities and Capacity for Change

The ecological sensitivity of this Landscape Character Type is represented by the combination of hedges, hedgerow trees, diverse brook corridors and the mature woodland which lines these water courses. There is also a rich industrial archaeological record associated with millstone production and an intact network of stone walls, stone bridges and historic villages. In addition, the landscape displays a mature structure of hedgerows and hedgerow trees. This Type is considered to have moderate landscape character sensitivity. Overall, visual sensitivity is considered to be moderate. In places, woodland and hedgerows limit views, whilst there is strong intervisibility with the Unenclosed and Enclosed Moorland Hills and Moorland Plateaux Landscape Character Types.

Guidelines for Managing Landscape Change

The overall strategy for the Undulating Lowland Farmland with Wooded Brooks Landscape Character Type is to conserve and enhance the mature deciduous woodland and single trees that line brook corridors and contribute to the distinctive landscape pattern. Herb rich river and brook banks and scattered herb rich meadows and pastures should also be conserved and enhanced. The retention and restoration of historic and vernacular building materials and details, and the careful design of new buildings should also be encouraged. Where landscape features have been neglected, opportunities should be sought for restoration. There is also a need for conservation of the network of stone walls, roadside verges, hedgerows and hedgerow trees. Open views towards the unenclosed and enclosed moorland hills and moorland plateaux Landscape Character Types, and views framed across the Lune and Ribble, should also be conserved.

I. Wooded Rural Valleys

Key Characteristics

- Undulating lanes dip into and out of the valleys.
- Deeply incised, wooded cloughs create a strong pattern.

- Local areas of landslip on the steep valley sides create a distinctive hummocky local topography.
- Strong sense of enclosure.

Landscape Character Area 11: Littledale

- Meandering, narrow corridor of Artle Beck, containing fast-flowing water which tumbles over rocks and boulders on the river bed;
- Very broad and steep sided river valley with associated large blocks of ancient, semi-natural woodland and managed broadleaved woodland;
- There is a long history of estate management for a large part of this area, including Gresgarth, Littledale Hall and Abbeystead;
- Strong sense of enclosure provided by linear belts of mature deciduous and mixed woodland, almost continuously lining both sides of the beck;
- Small pockets of carr woodland are also a feature;
- Series of relatively narrow, traditional stone bridges cross the river corridor;
- Panoramic, open views northwards towards Morecambe Bay and Black Combe (Lake District) from the higher points along the southern slopes of the river valley;
- In close proximity to Artle Beck, views are channelled along the river corridor;
- Open views from the northern valley slopes towards Caton Moor to the north, with the windfarm a visible feature on the horizon;
- Narrow road corridors and field boundaries are lined with a combination of stone walls and hedgerows;
- Landscape pattern of small to medium sized, regular pastoral fields, often delineated by drystone walls;
- Taller, gritstone walls are a features of the Gresgarth Estate (at Hawkeshead Farm and Intack House);
- A network of walled tracks cross the western half of this area; Park woodlands are generally oval in shape and enclosed by drystone walls or fenced boundaries;
- Gresgarth Hall (whilst in current ownership) has been developed as a formal parkland landscape, including gardens, new beech hedgerows, metal railings, entrance gates and newly planted formal trees;
- Beech hedgerows are a feature in places;

- Field barns, such as Skelbow Barn to the east of Littledale are also key landmarks within views across the landscape from the valley sides.

Current Landscape Condition

The overall condition of the Wooded Rural Valleys Landscape Character Type is considered to be moderate. There are pockets of rich biodiversity in the patchwork of woodlands and stream corridors, however, some elements are in declining condition, including dilapidated field barns, gappy hedgerows and stone walls. Evidence of a gradual loss of traditional management is also apparent in places.

Future Landscape Changes and Opportunities

4.9.26 In the short-term (5 years) it is likely that there will be positive changes in the form of management of woodland and hedgerows along the river corridors. Negative changes may include the conversion of historic buildings such as field barns. An increase in farm sizes may lead to a demand for new agricultural buildings, affecting character and views. There is also potential pressure for the development of pheasant shooting in valleys where this activity was not previously undertaken (e.g. Roeburndale). Increased financial pressures and reduced availability of higher level agri-environment payments, may lead to field boundaries, walls and hedges suffering from a lack of management. Works associated with new water pipelines may also result in alterations to the landscape.

Longer-term changes (20+ years) will be dependent on prevailing incentives and policies. Potential longer-term changes and key guidelines within this Landscape Character Type include:

Agricultural Change and Land Management – The amalgamation of farms and increased drive for efficient farm businesses or farms being sold as farmers and their families leave the industry; all have a direct impact on how the land is managed. As the key characteristics of the area are significantly influenced by agricultural practices, change in the industry could lead to an encroachment on the woodland lining the river corridors. Changes in land ownership or agricultural management may also lead to fragmentation of ownership of areas of woodland. There is also pressure for use of this landscape for pheasant shooting (for example, within the Roeburndale area).

Climate Change – The likely effects of climate change on this landscape are not easily identifiable with current information, however, agricultural practices could be affected, with a move to plough up pasture and plant

new crops. It is also possible that climate change will lead to an increase in flash flooding and erosion of the river corridors that run through this landscape.

Development – Diversification of farm businesses leading to introduction of new buildings and the conversion of farm buildings for residential and other uses could gradually change the nature of the working landscape and its associated attributes. The erosion and loss of vernacular building styles within the small villages, through introduction of cheaper alternatives will reduce the distinctive characteristics of this area. It is likely that there will also be increased pressure from residential and tourist related developments, affecting the character and quality of the landscape. There is also potential pressure from the widening of existing road corridors, or upgrading with additional signage and lighting.

Sensitivities and Capacity for Change

The Wooded Rural Valleys Landscape Character Type is considered to have moderate visual sensitivity as a result of the variable sense of enclosure and moderate intervisibility with adjacent Landscape Character Types. In places, open views can be gained across the landscape, whilst in others, views are limited by woodland cover and topography. A diverse patchwork of woodland (some of which is ancient) and river corridor habitats contributes to overall high ecological sensitivity. In addition to this, the generally well maintained hedgerows and dry stone walls, stone bridges and remnants of historic mills contribute to overall high cultural and landscape character sensitivity. As a result of the above factors, this Landscape Character type is considered to have limited capacity to accommodate change without compromising key characteristics.

Guidelines for Managing Landscape Change

The overall strategy for this Landscape Character Type should be to conserve and enhance the distinct pattern of riverside woodlands, stone walls and hedgerows. The secluded and tranquil character of the area and the mosaic of juxtaposed habitats which make up important wildlife corridors should be maintained. There is a need to repair and enhance landscape features where they are in decline. The rich network of lanes and habitats between the lane walls should be conserved and enhanced.

J. Valley Floodplain

Key Characteristics

- Open, broad, flat floodplains, subject to periodic flooding which provides fertile grazing land.

- Steep, wooded bluffs and terraces enclose the floodplain.
- Mature spreading floodplain trees are distinctive elements.
- Large fields, divided by post and wire fencing, hedgerows or stone walls.

Current Landscape Condition

The overall condition of the Valley Floodplain Landscape Character Type is considered to be good to moderate, resulting from survival of the mosaic of linear freshwater and wetland habitats and remnant areas of neutral grassland, wet meadows, domed mosses, areas of standing water and marshland; and the mature landscape structure of woodland and field trees. There are some elements showing decline in places, particularly the loss and poor maintenance of occasional hedgerows, which have been supplemented in sections by post and wire fencing; and the loss of species-rich hay meadows.

Future Landscape Changes and Opportunities

In the short-term (5 years) it is likely that there will be positive changes in the form of managing important habitats through nature reserves and key landscape features in the wider landscape, such as hedgerows at field boundaries, woodland and field trees. However, negative changes are likely to include an increasing pressure on the quality of the landscape from tourist-related developments. Increasing traffic problems may also lead to highway improvements that detract from the rural character of some roads and reduce tranquility.

Longer-term changes (20+ years) will be dependent on prevailing incentives and policies. Potential longer-term changes and key guidelines within this Landscape Character Type include:

Agricultural Change and Land Management – The amalgamation of farms and increased drive for efficient farm businesses or farms being sold as farmers and their families leave the industry; all have a direct impact on how the land is managed. As the key characteristics of the area are significantly influenced by agricultural practices, change in the industry could lead to an encroachment on the woodland lining the river corridors. This may have a knock on effect on the maintenance of key landscape features, in particular boundary features and species rich pasture and floodplain habitats.

Climate Change – Increasing temperatures may encourage expansion of tourist-related activities, putting further pressure on limited resources. Water quality in rivers may also be affected, having a negative effect on

aquatic habitats and expansion of alien species into upper catchments. There may also be an increased incidence of flooding. Open grown trees and some woodland may be at risk from a combination of summer drought and increased severity and frequency of storm events.

Development – The built environment is predominantly in the vernacular style and is currently a distinct element of the landscape fabric. A loss of traditional skills and a reduction in the use of appropriate local materials will erode this distinct characteristic of the landscape, with increasing pressure on the landscape around towns from residential and other development. Features are vulnerable to highway improvements, expansion of villages and tourism facilities. Potential large-scale renewable energy developments and overhead transmission lines on the skyline of the valley sides may erode key views. Increasing traffic associated with tourism and recreation pressurising the road system may lead to inappropriate highway improvements, increased provision for car parking on undeveloped land and reduced tranquility from noise and movement. Increased tourism and growth in holiday developments will lead to a loss of pasture or estate land developments.

Sensitivities and Capacity for Change

Overall visual sensitivity within the Valley Floodplain Landscape Character Type is considered to be high, as a result of the generally strong intervisibility with surrounding higher Landscape Character Types and the strong sense of openness within views along the valleys. A diverse patchwork of linear freshwater and wetland habitats remnant areas of neutral grassland, wet meadows, domed mosses, areas of standing water and marshland contribute to overall high ecological and landscape character sensitivity. In addition to this, there is a strong cultural pattern of hedgerows and stone walls which delineate field boundaries and contribute to overall high cultural sensitivity. As a result of the above factors, this Landscape Character Type is considered to have limited capacity to accommodate change without compromising key characteristics.

Guidelines for Managing Landscape Change

The overall strategy for the Valley Floodplain Landscape Character Type is to conserve the diverse pattern of standing water, floodplain hay meadows, mature floodplain trees and the network of hedgerows and dry stone walls. The strong intervisibility with surrounding Landscape Character Types should also be conserved and key landscape features appropriately enhanced where in decline. Where lost, the natural river

form should be restored and conserved (referring to Environment Agency guidance)

Strategic Flood Risk Assessment

Strategic Flood Risk Assessments are completed in two consecutive stages:

- Level 1 SFRA which is a strategic assessment of all forms of flood risk in an area
- Level 2 SFRA which is a more detailed flood risk assessment of areas which have been identified as potential development sites

Lancaster Strategic Flood Risk Assessment, September 2007¹⁶

The SFRA constitutes one of a number of planning tools that enables the Local Authorities to select and develop sustainable site allocations away from areas of greatest vulnerability of flooding.

This assessment provides a description of the over-view of flood risk in a series of 15 Character Areas, including Character Area B9 – Caton and Brookhouse

Assessment of Flood Risk Character Area B9 – Caton and Brookhouse

B9 is located on the River Lune. High flows on the River Lune occupy the wide band of floodplain at Caton. Areas of ZONE 3b FUNCTIONAL FLOODPLAIN, ZONE 3a HIGH PROBABILITY and ZONE 2 MEDIUM PROBABILITY affect areas within relatively close proximity of the river channel.

The Lune catchment is primarily rural with characteristic limestone geology. Runoff is affected by reservoir storage and public water supply abstraction. The catchment area upstream of Halton is 994.6 km². Severe bank erosion is evident throughout the Lune catchment. This leads to an increase in sediment load and a reduction in channel capacity. Where significant build-up of sediment occurs, reductions in the standard of protection at flood risk areas may result. Defences exist along reaches of the Lune within this character area.

Artle Beck meanders in a northerly direction through Caton to join the River Lune upstream of the water testing station. There are areas of ZONE 3a HIGH PROBABILITY located in and around the Artle Beck channel. At Forge Bridge the watercourse passes in an aqueduct. The aqueduct is known to have

¹⁶ <http://www.lancaster.gov.uk/planning/planning-policy/environmental-studies>

flooded in 1891, 1892, 1903 and there was severe flooding in 1995. Flooding from an aqueduct is considered a flood hazard as it has the potential to pose risk to life.

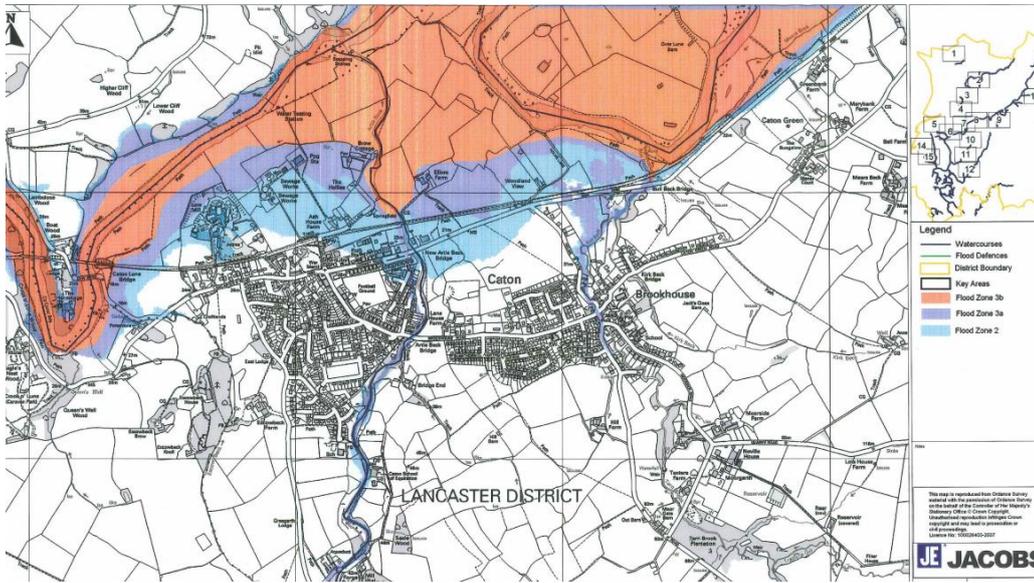
Tarn Brook flows through Brookhouse into the River Lune upstream of the Artle Beck confluence. An area of ZONE 3a HIGH PROBABILITY exists at the downstream end of the watercourse.

It should be noted that there are a number of minor watercourses in this character area (e.g. Kirk Beck and Escow Beck) that are mapped as ZONE 1 LOW PROBABILITY but should be given consideration when contemplating planning applications.

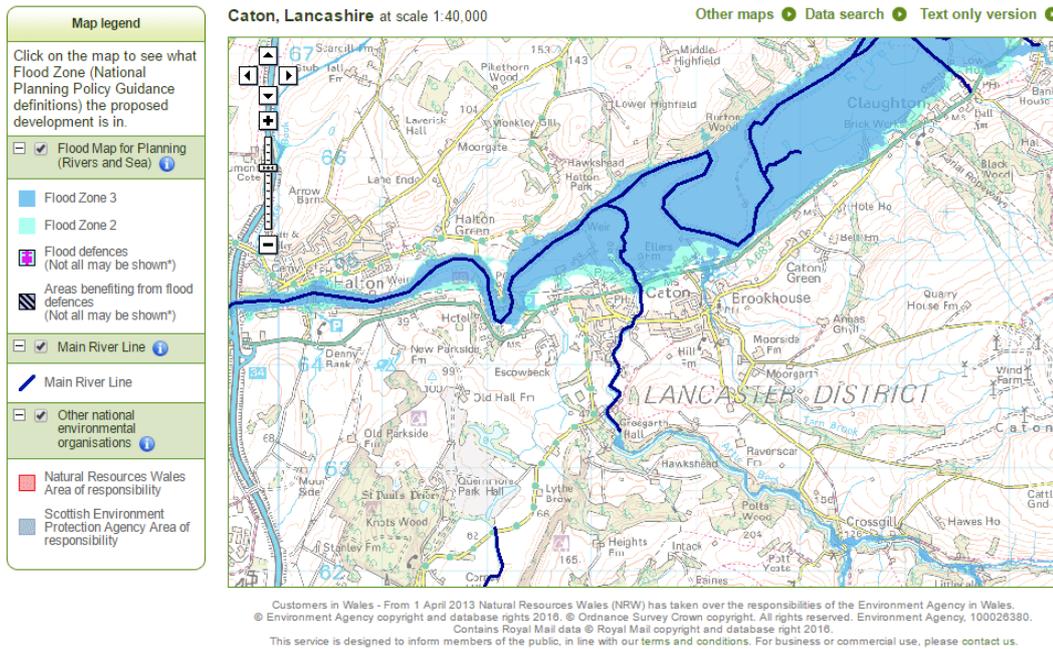
There are an insignificant number of records of localised drainage issues in this character area. It is however noted that many of the minor watercourses travel in culvert and there may be unknown capacity/blockage issues associated with such structures.

Overview of Development Pressures

The Core Strategy seeks to concentrate the majority of development within the urban areas of Lancaster, Morecambe, Heysham and Carnforth. However, Caton and Brookhouse are identified as one of a number of villages within Lancaster District where a small amount of future development (10% of new homes and 5% of employment land) will be made available to serve local needs (Policy SC2). There are no specific areas of development pressure identified within the settlements.



Environment Agency Flood Map for Rivers and Sea - Caton with Littledale¹⁷

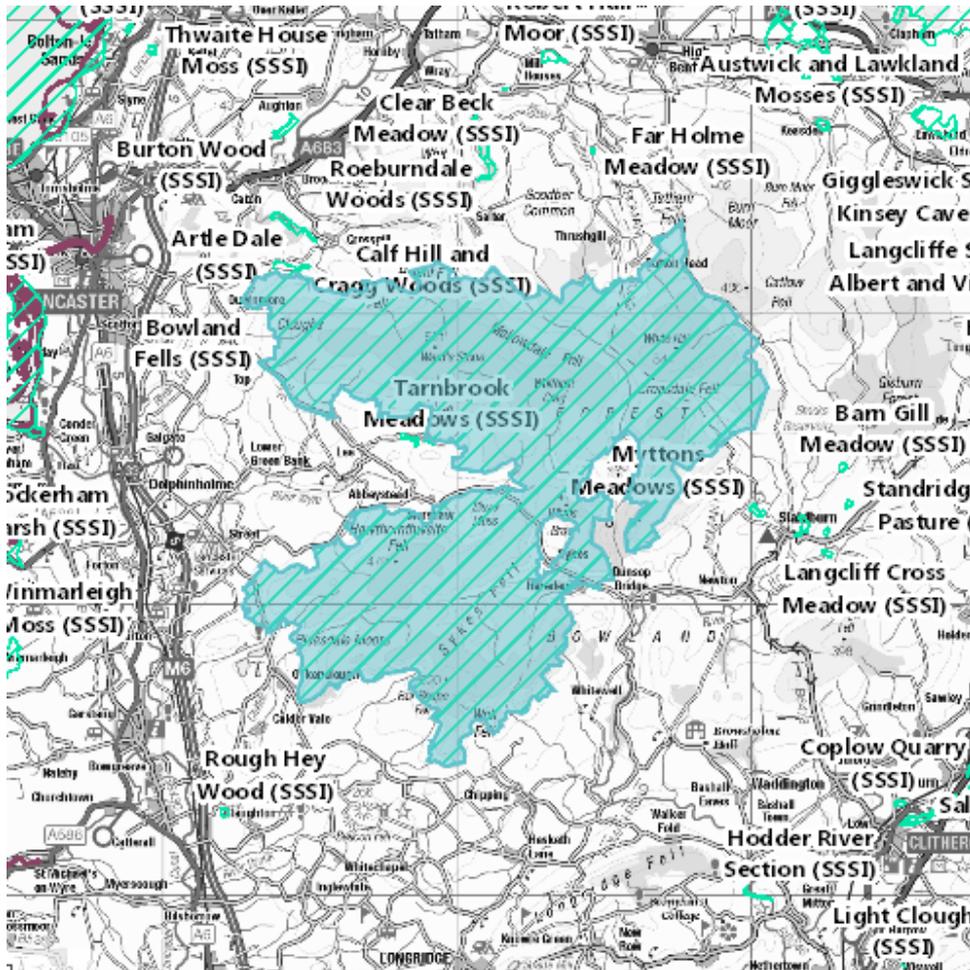


¹⁷<http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=353500.0&y=464500.0&topic=floodmap&ep=map&scale=9&location=Caton,%20Lancashire&lang=en&layerGroups=default&distance=&textonly=off#x=353500&y=464500&lg=1,2,10.&scale=8>

Nature Conservation

There are a number of sites of nature conservation interest in the neighbourhood plan area:

Bowland Fells Special Protection Area/Site of Special Scientific Interest

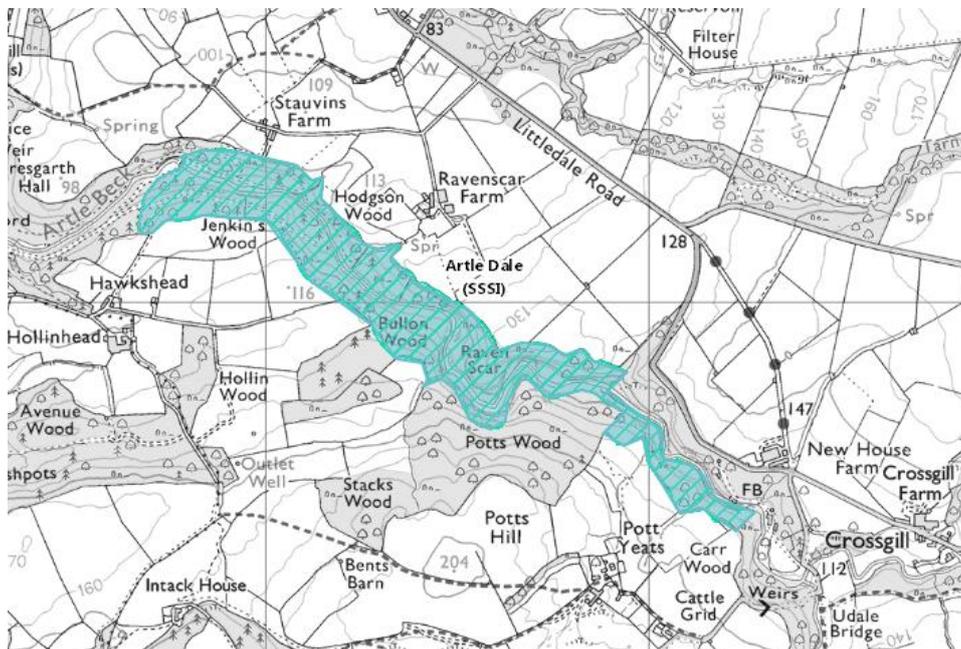


This site encompasses the main upland block within the area of Lancashire known as the Forest of Bowland, an outlier of the Pennine Range situated in the north of the county and to the east of the M6 motorway. Most of this land, stretching from Clougha and Whitray Fell in the north to Parlick in the south, is over 250 m OD and rises sharply to a stream – dissected plateau with the highest point being Ward’s Stone at 561 m. The underlying rock is Millstone Grit beneath which lies Carboniferous Limestone.

These extensive upland fells support the largest expanse of blanket bog and heather moorland in Lancashire and provide suitable habitat for a diverse

upland breeding bird community which includes three species (hen harrier, merlin and peregrine), which are afforded special protection under the Wildlife and Countryside Act 1981 by virtue of their rarity or vulnerability. Additional interest is provided by the existence of one of the largest lesser black-backed gull colonies in Great Britain, the presence of a number of nationally or locally uncommon plant species and a variety of upland habitats and their associated avifauna.

Artle Dale Site of Special Scientific Interest



Artle Dale is the wooded gorge of Artle Beck and is situated 7km east of Lancaster. It is of importance, as one of the two or three best valleys in Lancashire, for its bryophyte (moss and liverwort) communities, with over 160 species having been recorded. Of particular interest are excellent examples of base-enriched cliff, streamside gorge and Atlantic woodland communities, the latter rare in Lancashire, all of which include species which are scarce in the county.

River Lune Biological Heritage Site

Built Environment

Conservation Areas

There is one Conservation Area in the neighbourhood plan area: Brookhouse

Brookhouse Conservation Area Appraisal, September 2009¹⁸

Brookhouse is a small rural village with medieval origins. The Brookhouse Conservation Area, focussed on St Paul's Church, abuts open countryside to north, south and east although the village has expanded westwards (almost merging with the larger settlement of Caton).

The conservation area 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. In order to delineate a clear boundary, the conservation area also includes some 20th century development that does not form part of the area's special historic interest.

The Brookhouse Conservation Area was first designated in 1981 by Lancashire County Council under provisions that are now contained in Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This defines a conservation area as 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'.

In response to government guidance on best practice, this appraisal defines and records the special architectural and historic interest of the Brookhouse conservation area.

The special interest that justifies the designation of Brookhouse Conservation Area can be summarised as follows:

- Origins as a medieval unplanned nucleated village with a remnant of a 12th century church;
- Varied topography between two streams on either side of a low promontory on which stands the parish church;

¹⁸ <https://www.lancaster.gov.uk/planning/conservation/conservation-area-appraisal>

- Irregular street pattern comprising a haphazard layout without uniformity;
- Bull Beck and Kirk Beck and four stone bridges;
- St Paul's Church, listed grade II*, one of a number of Victorian churches designed by E G Paley of Lancaster;
- Views of the tower of St Paul's Church and longer views across surrounding countryside that help to place the area in its rural context;
- Architectural and historic interest of the area's buildings, including eight listed buildings;
- Prevalent use of locally quarried building stone for walling, roof slates and boundary walls;
- Semi-rural setting of the village between moorland and river valley;
- Trees, especially around St Paul's Church, beside Bull Beck and Kirk Beck and in the garden of Brookhouse Old Hall;
- Features and details that contribute to local identity e.g. small areas of historic stone floorscape, decorative datestones, the plague stone.

Negative Features and Features

Loss of Original Windows and Doors

Many house owners have replaced original timber windows with uPVC alternatives. A number of the historic buildings within the conservation area also display timber door and window joinery which has been stained and/or varnished in a bright colour. There are also examples of the use of anachronistic styles, such as 'Georgian style' doors in 19th-century cottages. These non-traditional doors and windows severely erode the appearance and character of historic buildings, to the detriment of the special interest of the conservation area.

Alterations to door and window openings

In some cases, door and window openings have been altered, for example to create large wide windows in place of taller narrow ones. Large porches have also been added and dormers or roof lights in prominent roof slopes. There are also instances where buildings have been extended in a manner

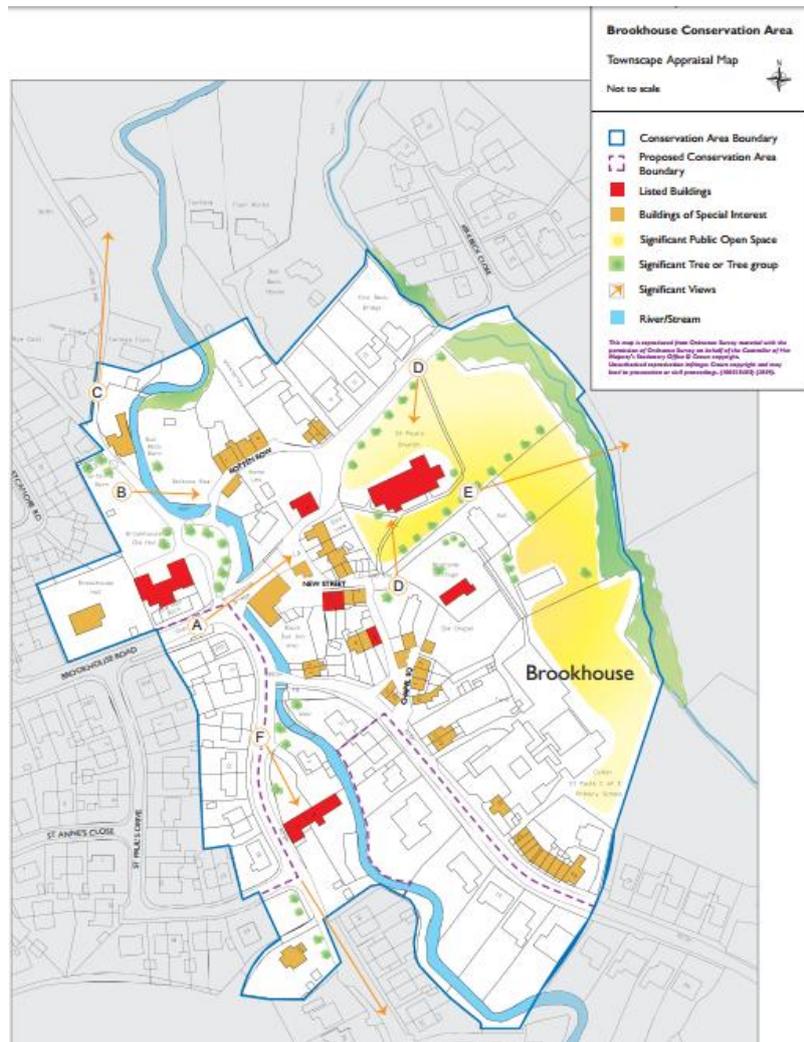
which does not reflect the traditional design of the area's buildings, or that uses non-traditional construction materials. All of these have the effect of detracting from the original character of the buildings.

Modern installations: satellite dishes, roof lights, and alarm boxes

There are a number of instances where accretions such as satellite dishes, extractor vents and alarm boxes have been made on the elevations or chimney stacks of the historic buildings or where drainage pipes have been inserted in prominent positions or roof lights inserted into the principal roof slope. Such additions, along with large conservatories and non-traditional fencing, are highly visible and detract from the character of the historic environment.

Loss and alteration of traditional stone boundary walls

Stone boundary walls are an attractive feature of the conservation area and are generally well maintained throughout the settlement. There is an occasional loss of sections of walling through lack of maintenance, and incorrect cement pointing has in places detracted from the appearance of the wall and the character of the conservation area.



4.4 Infrastructure

Lancaster and District Infrastructure Delivery Plan, September 2012¹⁹

The Lancaster and District Infrastructure Delivery Plan was produced in September 2012 and covers the period 2012 to 2021 (the end of the current Core Strategy). The document provides details of the transport and utility infrastructure requirements of the district that have been identified as being essential to the delivery of future growth, particularly in relation to housing, the delivery of which remains challenging due to existing economic conditions. In particular, the document identifies infrastructure

¹⁹<http://www.lancaster.gov.uk/planning/planning-policy/viability-studies>

schemes essential to the delivery of development around the borough, and particularly within the strategic land allocation areas.

Infrastructure covers:

- a) Physical Infrastructure - transport, utilities (electricity, gas, water supply & waste water), flood risk & drainage, communication infrastructure (broadband and mobile phone) and waste infrastructure.
- b) Social infrastructure - education, health and public health, social care, community facilities (including community centres and sports and recreational facilities) and emergency service infrastructure.
- c) The full range of Green Infrastructure.

The report focuses on transport and utility infrastructure and does not focus in any detail on other forms of infrastructure such as that related to community or green space.

It does not identify any specific infrastructure requirements for Caton with Littledale but notes the need for improvements to cycling and pedestrian facilities and to local road safety.

4.5 Community Infrastructure Levy

The Community Infrastructure Levy (CIL) is a statutory way of collecting developer contributions to help fund infrastructure projects such as transport schemes and community facilities, to support new development in the area. Under the CIL arrangements local authorities can charge a locally set rate per square metre on many types of new development.

Lancaster Community Infrastructure Levy – Economic Viability Assessment, September 2012²⁰

This assessment was produced in order to establish an understanding of the approach, evaluation and implications of establishing a Community Infrastructure Levy to fund necessary infrastructure in support of future growth across Lancaster District.

There is a balance of judgment to make in setting the CIL charge at the appropriate level. Government guidance is clear that the CIL charge should

²⁰ <http://www.lancaster.gov.uk/planning/planning-policy/viability-studies>

not be set at the limits of development viability to avoid stalling development activity. Equally, it should not be set at too low a level as to fail to secure the necessary contributions to infrastructure funding. There needs to be an ‘appropriate balance’ between:

- a) The desirability of funding from CIL the cost of infrastructure required to support the development of its area; and
- b) The potential effects of the imposition of CIL on the economic viability of development across its area.

In the case of Lancaster, the following CIL rates have been suggested as representing this ‘appropriate balance’:

Use Type	Proposed CIL £ per sq m
Residential – Low/Medium Value Areas	£0 - £10
Residential – High Value Areas	£100
Large Format Retail (Convenience and Comparison) over 500sq.m.	£100
Retail under 500sq.m.	£0
Industrial and Office	£0
Other Uses	£0

The CIL Regulations 2010 (as amended) make provision for three classes of development that are exempt from any CIL liability. These are:

- Affordable housing;
- Charitable developments that are used wholly, or mainly for charitable purposes; and
- Self-build housing.

The Council may also consider introducing an Exceptions Policy enabling the two other areas of discretionary exemptions, as set out in the regulations, namely:

- Developments by charities which are held as an investment from which the profits are applied for charitable purposes; and
- Where a specific scheme cannot afford to pay the levy. Relief is only possible in these circumstances where it can be demonstrated that paying the full charge would have an unacceptable impact on the development’s economic viability and that, in being granted an exemption from CIL, the developer/liable party is not considered to be receiving state aid. These claims would be considered on a case by case basis.

5.0 Supplementary Planning Documents

Supplementary planning documents (SPDs) are used to amplify development plan policies on separate topics or on different spatial scales. SPDs are not subject to independent inspection via an examination in public, and are simpler to update and adopt on a regular basis by the local council. The following SPDs elaborate and supplement policies in Lancaster's development plan:

Meeting Housing Needs SPD – February 2013²¹

This SPD seeks to assist in the implementation of 'saved' Local Plan Policy H10 (Affordable Housing) and Core Strategy Policy SC4 (Meeting the District's Housing Requirements), as well as the housing aspects of Core Strategy Policies SC1 (Sustainable Development); SC2 (Urban Concentration); and SC3 (Rural Communities).

Market Housing

The Housing Needs Survey 2011 established that the market housing need in Caton and Brookhouse was largely for detached & semi-detached properties, some bungalows. The main need was for 2 and 4 + bed properties with some 3 bed.

All new market dwellings should meet Level 3 of the Code for Sustainable Homes (Level 3 energy requirement is mandatory under the Building Regulations), and developers are encouraged to incorporate the Lifetime Homes Standards into new market dwellings so that older people and those with accessibility issues can remain in their established community later in life.

Affordable Housing

The 2011 Housing Needs Survey provides important evidence on the affordable housing needs that exist in the various sub areas of the district. The identified need for social rented accommodation in Caton and Brookhouse was mainly for 2 bedroom bungalows.

On site affordable housing must be well integrated within the wider development unless there is sufficient justification otherwise.

²¹ <https://www.lancaster.gov.uk/planning/planning-policy/supplementary-planning-documents-spd>

Rural Housing Needs

The 2011 Housing Needs Survey highlighted that rural property values are generally much higher compared to the district wide averages. Often those living in rural areas in concealed households or in unsuitable accommodation cannot continue to live there. Similarly, those with genuine connections to particular rural areas cannot afford to live there.

The need for different dwelling types and sizes in the eight rural settlements was identified by the 2011 Housing Needs Survey:

Location	Market	Private rented	Shared ownership	Social rented
Caton and Brookhouse	Significant	High	None expressed	High

The Council permits new residential development in eight rural settlements identified as sustainable locations on the basis they retain five key services (a doctor's surgery, primary school, food shop, post office and bus stop). These settlements are: Bolton le-Sands; **Caton and Brookhouse**; Halton; Hornby; Galgate; Silverdale; Slyne-with- Hest; and Wray. The key services in these locations contribute towards the ongoing vitality of these communities. However, the council acknowledges that there are now very few doctors regularly practising within these 8 settlements and on that basis, other rural settlements that retain a primary school, food shop, a Post Office and a bus stop will also be considered for new residential development. Any proposals for new residential development should be proportionate in terms of the existing number of dwellings in any rural location.

The council will also consider proposals for new residential development in rural settlements that retain fewer than 4 key services on the basis that applicants can demonstrate that:

- They will maintain or enhance the vitality of the local community by meeting genuine local housing need;
- The standard of design is appropriate to the location and the surrounding landscape; and
- They have been developed in consultation with the parish council and other community groups where appropriate.

Proposals for new residential development in settlements that retain fewer than four key services will generally require local occupancy conditions to ensure that people already living and working in the location are able to access these new market homes.

Affordable Housing on Rural Exception Sites

The Council acknowledges that in certain rural settlements there may be sites available for residential development where ordinarily proposals for market housing would be contrary to adopted development management policies. However, proposals for affordable housing on such sites may be considered acceptable provided they will maintain or enhance the vitality of the local community by clearly addressing a genuine local need for affordable housing. These sites are referred to as rural 'exception sites'.

This type of development will not be allowed in rural settlements that retain no key services or very few other local services.

The affordable housing dwellings must be delivered in partnership with a registered provider and therefore at the pre-application stage, applicants should liaise with registered providers to explore the deliverability and viability of the scheme.

The council acknowledges that it may be acceptable for housing on rural exception sites to include a very small proportion of market homes in order to ensure the scheme's viability. These homes would have to be robustly justified and will be subject to appropriate local occupancy conditions.

Schemes on rural exception sites should not result in a significant adverse impact on the character of the settlement, the amenities of residents, the rural landscape, or nature conservation interests, and should not result in the loss of open space with public amenity or recreational importance.

Shop Fronts and Advertisements SPD – Final Consultation Version, January 2016²²

This document has been prepared by Lancaster City Council to supplement policy set out in Policy DM6 (Advertisements) and Policy DM35 (Design) of the Development Management DPD, adopted in December 2014.

²² <https://www.lancaster.gov.uk/planning/planning-policy/supplementary-planning-documents-spds>

It sets out the key design principles that proposals for advertisements and alterations to new and existing shopfronts should address.

In terms of shop fronts, the SPD indicates that original features should be retained where possible and that the following key considerations should be addressed:

- accessibility
- overall design concepts in historic areas
- fascias
- doors and windows
- materials and surface treatment
- blinds and canopies
- shutters and grilles

It is important that proposals for fascia, hanging and projecting advertisement signs should complement the design of the building and shopfront.

There should be an avoidance of making use of too many advertisements, which detracts from the visual amenity of the locality and creates a 'cluttered' appearance. The cumulative impacts of advertisements should also be assessed in relating to impacts of visual amenity and 'cluttering'.

Coupled with the impacts on visual amenity, consideration should also be given to an advertisements impact on highway safety.

6.0 Built Heritage in Caton with Littledale

Listed Buildings

There are 53 statutory Listed Buildings in Caton with Littledale²³. These are:

Name	Location	Grade
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

²³ <https://historicengland.org.uk/listing/the-list/results?searchtype=nhle>

Name	Location	Grade
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

7.0 Conclusion

Neighbourhood Plans are required to sit within the framework of national, regional and local planning policies, and to be in general conformity with those policies. The information provided in this document sets out the planning policy context, within which the Caton with Littledale Neighbourhood Plan should be prepared.

It is important to note that the document is a “live” document in that it will require regular reviewing and updating to ensure that it takes account of changes to emerging plans as they move forward towards adoption, and that it reflects other planning policy documents as and when they are published.

The planning policy background will therefore be reviewed before consultation on the Draft Plan, and at the point of submission of the final version to the District Council.

Kirkwells

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