The National Planning Policy Framework (the Framework) sets out the

Policy DM1

To correct factual error.

Footnote 11:

To correct a factual error.

The Arnside & Silverdale AONB DPD - Publication Version (Lancaster City Council 2017)

National Planning Practice Guidance (DCLG 2014)

Arnside & Silverdale AONB DPD - Publication Version (Lancaster City Council 2017)

The Arnside & Silverdale AONB DPD will allocate land to meet local development needs within the defined AONB area and provide bespoke development management policies for the area. The DPD is being prepared jointly by Lancaster City Council and South Lakes District Council.

To provide greater consistency with national planning policy.

To provide an update to the Local Plan document and provide more detail.

To reflect the updated NPPF.

To provide an update to the Local Plan document and more detail.

To reflect the updated NPPF.

To correct factual error.

Footnote 2:

The Arnside & Silverdale AONB DPD is being prepared jointly by Lancaster City Council and South Lakes District Council.

To correct factual error.

To correct factual error.

To correct factual error.

To reflect the updated NPPF.

To correct factual error.

To reflect the updated NPPF.

To correct factual error.
DM M01 Policy DM1 12 5.13 N/A N/A N/A To provide further clarity to the policy.

DM M02 Policy DM1 13 N/A B07/DR/5212/2019 Joanne Harding Home Builders Federation

DM M03 Policy DM1 13 N/A B07/DR/5212/2019 Joanne Harding Home Builders Federation

DM M04 Policy DM1 15 N/A 512/2503/XX/2015 89 Ian Mitchell Durnig

DM M05 Policy DM2 14 N/A N/A N/A N/A To provide further clarity to the policy.

DM M06 Policy DM2 14 N/A N/A N/A N/A To provide further clarity to the policy.

DM M07 Policy DM2 14 N/A N/A N/A N/A To provide further clarity to the policy.

DM M08 Policy DM2 14 N/A N/A N/A N/A To provide further clarity to the policy.

DM M09 Policy DM2 14 5.19 N/A N/A N/A To provide further clarity to the policy.

DM M10 Policy DM2 14 5.23 N/A N/A N/A To provide further clarity to the policy.

DM M11 Policy DM2 14 N/A N/A N/A N/A To provide further clarity to the policy.

DM M12 Policy DM2 14 5.24 N/A N/A N/A To provide further clarity to the policy.

DM M13 Policy DM2 15 N/A N/A N/A N/A To provide further clarity to the policy.

DM M14 Policy DM2 15 N/A N/A N/A N/A To provide further clarity to the policy.

DM M15 Policy DM2 15 N/A N/A N/A N/A To provide further clarity to the policy.

DM M16 Policy DM2 15 5.40 N/A N/A N/A To provide further clarity to the policy.

DM M17 Policy DM2 15 N/A N/A N/A N/A To provide further clarity to the policy.
**Delete paragraph 5.29 of the DPD.**

The Council through Local Plan policy recognises the challenge of bringing forward new housing within District when also taking account of the need for one affordable dwelling.

The Council through Local Plan policy recognises the challenge of bringing forward new housing within the District when also taking account of the need for one affordable dwelling.

The tenure of affordable housing will need to conform to the definition of affordable housing to be incorporated in the table below.

The 2017 Strategic Housing Market Assessment (Part 1) identified that for a site of 50% rented and 50% intermediate tenure it is recommended that such a figure must not easily be translated into real life development schemes and therefore the Local Plan proposes that schemes of fewer than 11 dwellings must contribute a minimum of 30% affordable housing through provision of one affordable dwelling. If this figure is exceeded then a minimum of 50% nomination rights...
Proposals lacking sufficient justification will be considered using the Rural Exceptions Sites criteria set out in Policy DM5 of this DPD.

To provide further clarity to the policy.  

 DM M56 Policy DM5 21 N/N N/N N/N N/N

Para 21

Proposals should be subject to robust evidence (such as the Strategic Housing Market Assessment Part (II) undertaken by the City Council). To provide further clarity to the policy.

 DM M57 Policy DM5 21 N/N N/N N/N N/N

Para 21

Proposals for new homes in locations outside of defined sustainable settlements are not to be made to small villages or hamlets which are unreasonable as they meet the special circumstances set out in paragraph 55 of the Framework. To provide further clarity to the policy.

 DM M58 Policy DM5 21 N/N N/N N/N N/N

Para 21

Proposals should demonstrate that they have clear benefits for the local community, and in particular will meet rural housing needs according to robust evidence. To provide further clarity to the policy.


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**Additional text to be included:***

** Criterion II

The City Council encourages the provision of moorings within the District and will support locations, landowners, navigators and other interested parties to increase the supply of residential moorings in sustainable and appropriate locations along the Canal within the District. However, given the low level of need specific allocations for moorings have not been made.

**Criterion VIII**

Where potential conflict is identified individual risk assessments must be carried out to identify whether mitigation can be achieved.

**Criterion XI**

The City Council encourages the provision of moorings within the District and will support locations, landowners, navigators and other interested parties to increase the supply of residential moorings in sustainable and appropriate locations along the Canal within the District. However, given the low level of need specific allocations for moorings have not been made.

**Criterion XII**

Are currently provided with or where adequate facilities, sanitation facilities, a mains water supply and drainage can be demonstrated to be able to be provided.

**Criterion X**

Are capable of providing adequate access to all emergency vehicles; and

**Criterion IX**

Are well planned and include soft landscaping and play areas for children where needed.
Proposals for employment generating uses (B1, B2, B8 and appropriate sui generis employment sites, as identified in the Employment Framework), in accordance with the Strategic Housing Market Assessment will be encouraged to make provision for a proportion of serviced plots of land to be consistant towards meeting the traditionally demanded for self, custom or community led housing in the district.

To provide further clarity to the policy.

5.101

New criterion to be added and other criteria to be re-numbered

To provide greater clarity to the policy.

New criterion to be added and other criteria to be re-numbered

To provide greater consistency.

New criterion to be added and other criteria to be re-numbered

To provide greater clarity.

New criterion to be added and other criteria to be re-numbered

To provide greater clarity.

First Paragraph

Planning applications for self, custom or community led housing, built by individuals or groups of individuals for their own occupation will be supported by the Council where they are in accordance with the following issues are addressed:

1. To provide greater clarity to the policy.

PROPENSITY SUMMARY

To provide greater consistency.

To provide greater clarity.

Second Paragraph

To provide greater clarity to the policy.

To provide greater consistency.

To provide greater clarity.

5.100

Proposals for employment generating uses (B1, B2, B8 and appropriate sui generis employment sites, as identified in the Employment Framework), in accordance with the Strategic Housing Market Assessment will be encouraged to make provision for a proportion of serviced plots of land to be consistant towards meeting the traditionally demanded for self, custom or community led housing in the district.

To provide further clarity to the policy.

5.102

New criterion to be added following 5.101

To provide greater clarity.
Policy DM15 will seek to preserve the independence of the district's main centres. The Council will not support proposals for residential development that are not in accordance with all other relevant policies in this document. They will need to consider the development of larger retail units, but smaller units and to re-position criterion II to criterion I. The test should be to provide greater clarity in the policy.

Policy DM14: Any proposals for employment uses within rural areas of the district will be expected to comply with Policies DM43, DM45, DM46 and DM47 of this document. Proposals in the Arnside & Silverdale AONB will also be expected to comply with Policies DM43, DM45, DM46 and DM47 of this document and the National Planning Policy Framework. The proposal is for the conversion or re-development of suitable existing buildings in accessible places. Proposals that involve the use of employment land for alternative uses, such as residential, will only be permitted where the following conditions are met:

- The proposal has been advertised, through a satisfactory and robust marketing exercise, that has taken place over a reasonable period of time (at least 12 months) that an ongoing 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 and at realistic prices for both the existing use, and if appropriate for other employment uses.

- It has been demonstrated, through a satisfactory and robust marketing exercise, that 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 and at realistic prices for both the existing use, and if appropriate for other employment uses.

- The proposal is for the conversion or re-development of suitable existing buildings in accessible places. Proposals that involve the use of employment land for alternative uses, such as residential, will only be permitted where the following conditions are met:

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- It has been demonstrated, through a satisfactory and robust marketing exercise, that 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 and at realistic prices for both the existing use, and if appropriate for other employment uses.

The proposal is for the conversion or re-development of suitable existing buildings in accessible places. Proposals that involve the use of employment land for alternative uses, such as residential, will only be permitted where the following conditions are met:

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**Policy DM16**

**First Paragraph**

The planning policy builds on national guidance to help regenerate and reinforce the vitality and viability of existing centres as represented in paragraph 20 of the Framework. **Sixth Paragraph**

- To reflect updates to national planning policy.
- To provide greater consistency within the Local Plan and with evidence.
- To provide further clarity to the policy.
- To reduce repetition within the policy.
- To provide further clarity to the policy.
- To reduce repetition and reflect updated national planning guidance.
- To provide greater clarity within the policy.
- To provide further clarity to the policy.
Improving the health and well-being of communities in the district is a key objective of the Local Plan, and a major step towards achieving this is through the provision of healthy food outlets. The Lancashire County Council Public Health Team have prepared a Public Health Improvement Plan for the district, which, particularly in relation to public health, enable and support healthy lifestyles such as eating healthier food. Any significant increase in the number of unhealthy food outlets within the district can have the opposite effect by encouraging unhealthy eating habits. Approximately 15% of the population of the district are classified as overweight or obese, and this figure has been increasing for several years and currently stands at 26.7% for the district. 33.8% of year 6 children in the district are classified as overweight or obese, and this figure more than doubles when compared to year 6 obesity prevalence. Therefore, the aim of this policy is to help reduce these levels and sets a ward level threshold of 15% for year 6 and 10% for reception year, over which proposals for further hot food takeaways will be restricted.

Table 7.1: Fast food outlet density in Lancashire and Lancaster and comparisons with other areas

<table>
<thead>
<tr>
<th>Area</th>
<th>2012</th>
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<th>Difference</th>
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<tbody>
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<td>1,028</td>
<td>87.9</td>
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<td>121.9</td>
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In relation to obesity in children, the prevalence in reception year hovers at around 32% of children in the district as similarly classed as overweight or obese. Approximately 65% of adults in Lancaster District classified as overweight or obese, and this figure has been increasing for several years and currently stands at 26.7% for the district. 33.8% of year 6 children in the district are classified as overweight or obese, and this figure more than doubles when compared to year 6 obesity prevalence. Therefore, the aim of this policy is to help reduce these levels and sets a ward level threshold of 15% for year 6 and 10% for reception year, over which proposals for further hot food takeaways will be restricted.

Table 7.1: Fast food outlet density in Lancashire and Lancaster and comparisons with other areas

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<th>PAGE NUMBER</th>
<th>PARAGRAPH NUMBER</th>
<th>PAGE REFERENCE</th>
<th>NAME</th>
<th>ORGANISATION</th>
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### AMENDMENT IS LIKELY TO IMPACT:

- **Policy DM21**
- **Policy DM22**
- **Policy DM23**

### MODIFICATION DETAILS:

- **Policy DM21**
  - Paragraph 7.26: This policy should not be used in the absence of the visual impact on the area and its surroundings being in line with national guidance.

#### Additional Notes:

- To provide further clarity on this matter.
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The Council advocates the use of a Surface Water Drainage hierarchy for new development. The maps also show variations in potential flooding due to different underlying geology.

New development must consider the Strategic Flood Risk Assessment and any other relevant guidance. Where proposals fail to satisfy the requirements of these tests they will be refused.

* All proposals for new development should take account of the Council’s most up-to-date Strategic Flood Risk Assessment (or the most up-to-date flood risk evidence (if applicable) in combination with relevant evidence published by the lead flood and surface water drainage authority for the area). The Council advocates the use of a Surface Water Drainage hierarchy for new development in defined areas at risk of flooding* will be required to meet the following criteria.

To provide further clarity to the policy.

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**Section 11: The Water Environment**

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<td>To provide updates to national planning guidance.</td>
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<td>Add Paragraph the conservation of listed and non-designated heritage assets is important to maintain the historic environment.</td>
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<td>Add Paragraph the development proposals must be consistent with the principles set out in paragraphs 126 to 130 of the Framework.</td>
<td>To provide greater clarity and consistency within the document.</td>
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To provide greater clarity and consistency within the document.
Policy DM39

First Paragraph

The criteria which are set out within paragraph 133 of the National Planning Policy Framework should be met.

Second Paragraph

There will be a presumption in favour of the retention of buildings and/or features that make a positive contribution to the significance of the protected heritage asset.

Third Paragraph

Proposals that involve the loss of a building (or other element) which makes a positive contribution to the setting of the protected heritage asset will only be permitted unless it can be demonstrated that the substantial loss or harm is necessary to achieve substantial public benefits that outweigh the harm or loss.

DM0353

Emily Hrycan

Historic England

Policy DM38

First Paragraph

Development proposals for the re-use, alteration and extension of existing buildings or the creation of new buildings within Conservation Areas will only be permitted where it can be demonstrated that:

(a) the proposal makes a positive contribution to the significance of the Conservation Area;
(b) the proposal is accompanied by a clear heritage statement providing details of the proposed development and its setting; and
(c) the public benefits of the proposal, including securing its optimum viable use, outweigh the harm or loss.

Second Paragraph

Proposals that involve the loss of a building (or other element) which makes a positive contribution to the setting of the protected heritage asset will only be permitted unless it can be demonstrated that the substantial loss or harm is necessary to achieve substantial public benefits that outweigh the harm or loss.

DM0352

Emily Hrycan

Historic England

Policy DM38

New criterion II to be added.

DM0351

Emily Hrycan

Historic England

Policy DM38

New paragraphs to be added after criterion IV.

DM0350

Emily Hrycan

Historic England

Policy DM38

New criterion II to be added.

DM0349

Emily Hrycan

Historic England

Policy DM38

New criterion II to be added.

DM0348

Emily Hrycan

Historic England

Policy DM38

New criterion II to be added.
Step 2: Assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s).

Step 3: Assess the effects of the proposed development, whether beneficial or otherwise, on the significance, and

a) Position and setting of development (e.g. proximity to asset and position in relation to surrounding features);

b) Potential to enhance or diminish the asset's significance;

c) Proposals affecting amenity of the surroundings (e.g. proximity of development, noise, visual prominence, sensitivity of environment);

d) Effects on the support of the asset (e.g. potential effects on vegetation, fauna or flora);

e) Position in the hierarchy of a cluster of related assets.

To provide greater clarity and consistency within the document.

New paragraphs to be added to the end of Policy DM39.

Proposals within or affecting a non-designated heritage asset are not to be required to be submitted to the local planning authority and deposited with the Council. All proposals which would impact upon a non-designated heritage asset must be accompanied by a clear heritage statement providing details of the proposed development and its impact.

The Council will require that proposals be submitted to the local planning authority in accordance with paragraph 135 of the National Planning Policy Framework. They should give due consideration to its significance and ensure that this is conserved and/or enhanced where possible.

Where a non-designated heritage asset is affected by development proposals, the Council will make use of Design Panels in determining that development. The Council will give due consideration to its significance and ensure that this is conserved and or enhanced where possible.

Where a non-designated heritage asset is affected by development proposals, where a non-designated heritage asset is not the asset of national importance, the Council will consider the effect of the proposal on its significance and there will be a presumption in favour of its retention.

To provide greater clarity and consistency within the document.

Where development affecting such sites is acceptable in principle, the Council will seek to enhance its contribution by preserving or reinstating structures on or near such sites as appropriate.

To provide greater clarity and consistency within the document.

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To provide greater clarity and consistency within the document.
The Council will support proposals where the primary objective is to conserve or enhance biodiversity and/or geodiversity or where development proposals provide for opportunities to ensure management for the long term biodiversity and geodiversity enhancement.

Amend first sentence to read: The Council will support proposals where the primary objective is to conserve or enhance biodiversity and/or geodiversity or where development proposals provide for opportunities to ensure management for the long term biodiversity and geodiversity enhancement.

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To be consistent with the evidence base.

To reflect updates to national planning policy.

To provide further clarity to the policy.

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To provide greater clarity within the plan.

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To reflect updates to national planning policy.
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To provide greater clarity within the policy.

To provide further clarity on this matter.

To provide further clarity on this matter.

To provide further clarity on this matter.

In principle the inability to secure the necessary contributions either through planning condition or obligation (for instance environmental mitigation or compensation) must indicate an unacceptable proposal that should not be approved.

Where necessary, the Council will require infrastructure to be provided through development. Where such requirements are made they will be set out in the appropriate part of the National Planning Policy Framework. The Council will require planning contributions where they meet the test set out in paragraph 204 of the Framework.

Where the necessary contributions either through planning condition or obligation (for instance environmental mitigation or compensation) cannot be secured through either planning condition or obligation (for instance environmental mitigation or compensation) then development will not be supported.

Where the necessary infrastructure cannot be provided through development, the planning system should refuse to make a decision on the application. Where such requirements remain after the full consideration of national planning policy, in terms of reasonableness of the request, in particular paragraph 204 of the Framework, which states that planning obligations should only be sought when they meet the following tests:

(1) It is more that development is acceptable in planning terms, table 16.1 below and (2) It is more that development is acceptable in planning terms, table 16.1 below and (3) Where this cannot be achieved.

The Council will require planning contributions where they meet the tests set out in paragraph 204 of the Framework.

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Enhancing and promoting transport modes that are more environmentally friendly than the private car is key to the future delivery of sustainable and reliable transport networks and it is essential that the National Planning Policy Framework (the Framework) in paragraphs 29 and 30 of the National Planning Policy Guidance, set out the potential implications on local transport networks and travel and how any negative impacts within the development area could be mitigated to the satisfaction of the Council.

To correct a grammatical error.

Second Paragraph: To provide greater clarity within the policy.

Penultimate paragraph: To correct a grammatical error.

Third Paragraph: To provide greater clarity within the policy.

Revised Paragraph: To correct a grammatical error.

Paragraph to be moved to Policy DM62 of the DPD. To provide greater clarity within the policy.

Second Paragraph: To provide greater clarity within the policy.

Penultimate paragraph: To correct a grammatical error.

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Penultimate paragraph: To correct a grammatical error.

Third Paragraph: To provide greater clarity within the policy.

Revised Paragraph: To correct a grammatical error.

Paragraph to be moved to Policy DM62 of the DPD. To provide greater clarity within the policy.
I. Maintain and where possible improve the existing pedestrian infrastructure, including cycle paths and cycle parking facilities.

To provide greater clarity within the policy.

IV. Designed to provide legible places that encourages high levels of accessibility

To provide greater clarity within the policy.

New criterion to be added to Policy DM61

To provide greater clarity for the policy.

Where garage provision is to be provided, these should be of a sufficient size to consider adequate and secure vehicle and cycle parking facilities should be provided to serve proposals that will generate visitor trips (this can be either residential or for staff. Proposals that affect recognised Public Rights of Way should, in the first instance, seek to incorporate existing routes satisfactorily within the proposal. Where this is considered to be not possible the Council will expect proposals to provide adequate alternative arrangements through the appropriate provision of new cycle routes.

To provide further clarity for the policy.

Where development proposals affect a Public Right of Way, the Council will expect development proposals that do not meet the requirements of Appendix E to be considered acceptable in appropriate circumstances. Development proposals should also encourage greater opportunities for cycle users through good design, and deliver appropriate cycle access. Proposals should also incorporate the requirements for the existing network as set out in Policy T2 of the Strategic Plan, and any other relevant guidance provided on this matter.

To provide further clarity within the policy.

The Council will seek to protect the established Public Rights of Way (PROW) within the district; this includes heritage of local importance that also incorporates national importance, including the national foot path (National Cycle Network) and any other relevant guidance provided on this matter. Development proposals that affect recognized Public Rights of Way shall, in the first instance, seek to incorporate existing routes satisfactorily within the proposal. Where it is demonstrated to be not possible the Council will expect proposals to provide adequate alternative arrangements through the appropriate provision of new cycle routes. The Council may request that proposals provide additional provisions to incorporate new cycle routes within the existing network.

To provide further clarity for the policy.

Where development proposals are provided over and above the standards set out in Appendix E, will only be considered acceptable in appropriate circumstances. Development proposals should also encourage greater opportunities for cycle users through good design, and deliver appropriate cycle access. Proposals should also incorporate the requirements for the existing network as set out in Policy T2 of the Strategic Plan, and any other relevant guidance provided on this matter.

To provide further clarity within the policy.

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To provide further clarity within the policy.
17.28 Creation of two new paragraphs which is positioned below the bullet points in Policy DM63.

17.29 Policy DM62

To correct a grammatical error and provide greater clarity within the policy.

17.30 Policy DM63

To provide further clarity to the policy.

17.31 Policy DM64

To reduce repetition within the DPD.

17.32 Chapter 18: Planning Enforcement

To provide further clarity to the policy.

17.33 Minor

Policy DM62

To provide further clarity to the policy.

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To correct a grammatical error.

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To provide further clarity to the policy.

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To correct a grammatical error and provide greater clarity within the policy.

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### Glossary

The Glossary provides terms and references that will be relevant whilst reading this document. The terms included within this Glossary supplement the definitions that are found within Annex 2 of the National Planning Policy Framework (also referred to as the Framework within this Local Plan) and other relevant National Planning Documents.

#### Cultural Asset
Can be defined as uses such as museums, theatres, live music venues (not public houses), cinemas, community halls and other public meeting places.

#### Landscape Capacity
An approach to planning in the AONBs that allocates and permits development only where it will not harm the primary purpose of designation, which is to conserve and enhance the natural beauty, wildlife and cultural heritage of the area. This requires an objective assessment of the landscape and visual impact resulting from potential development.

#### National Planning Policy Framework
A document that has been prepared by the Coalition Government that has replaced all previous National Planning Policy contained within Planning Policy Statements (PPSs) and Planning Policy Guidance (PPGs). A document that has been prepared by the Government to direct the decision making and plan-making process in achieving sustainable development and meeting future development needs.

#### Natura 2000 Sites
Are areas that have been specifically protected at an International or European level for their environmental value.

### Classes

#### Student Accommodation

- **Class C2**
  - City Centre Locations - 1 per resident (staff and 1 per 10 beds)
  - District and Local Centres - 1 per resident staff and 1 per 5 beds
  - All other areas - 1 per resident staff and 1 per 5 beds

- **Disabled parking**
  - Up to 200 bays - 3 bays or 6% of total
  - More than 200 bays - 2 bays or 4% of total

- **Bicycles**
  - 1 per 3 beds

- **Motorbikes**
  - 1 per 100 beds (min. 2)

### Purpose Built Student Accommodation

In the absence of new guidance from Central Government following the publication of the Framework the Council will continue to use these criteria.

### Appendix B: Background Documents

Various amendments should be made in this appendix to refer to the National Planning Policy Framework (DCLG 2018).

### Appendix C: Policy Number Changes

### Appendix D: Open Space Standards

### Appendix E: Car Parking Standards

### Appendix F: Agricultural and Workers Dwellings

In the absence of new guidance from Central Government following the publication of the Framework the Council will continue to use these criteria.

### Appendix G: Purpose Built Student Accommodation

### Appendix H: Flat Conversions