CHAPTER 4  STRATEGIC OBJECTIVES

Inclusion of a further sub-objective as part of Strategic Objective SO4.

To include a further objective which relates to air quality which reads: Working to reduce levels of air pollution within the district, particularly in the designated Air Quality Management Areas (AQMAs) of Lancaster City Centre, Carnforth Town Centre and Garstang, and other major transport corridors within the district.

To provide consistency with policies contained within the Local Plan (both the Strategic Policies & Land Allocations DPD and Development Management DPD) and to address discussions on Day 8 of the Examination.

CHAPTER 7  THE ROLE AND FUNCTION OF OUR TOWNS AND VILLAGES

Addition of a further paragraph to be included following paragraph 7.18.

The development strategy ensures that only development that can be accommodated without harm to the AQMAs primary purpose (to conserve and enhance the natural beauty, wildlife and cultural heritage of the area) will be permitted. This will be achieved whilst maintaining a positive approach to development recognising that appropriately located and designed development can contribute to conserving and enhancing the landscape and settlement character, including where appropriate opportunity for regeneration and re-development be delivered.

To provide greater clarity on this matter and to reflect discussions on Days 4 and 9 of the Examination.

CHAPTER 8  ECONOMIC GROWTH

Second Paragraph Second Sentence

To supplement this approach a range of strategic greenfield sites have been identified on the edges of Lancaster and Carnforth to meet future development needs.

To supplement this approach a range of strategic greenfield sites have been identified on the edges of Lancaster and Carnforth to meet future development needs.

To reflect the direction of the Inspector through its Post Hearing Advice Note (EX11) which seeks to delete the housing allocation in South Carnforth.

CHAPTER 9  HOUSING

Add footnote to the background text

To provide further clarity and accurately reflect the amount of land proposed for employment allocation as submitted following the discussions on Day 4 of the Examination (HD50).

To provide further clarity and in accordance with the Statement of Common Ground for the North Lancaster Strategic Site (HD27) and the submissions made following discussions on Day 4 of the Examination (HD50).

To provide further clarity and according to the post hearing decision on Day 8 of the Examination.

Final Paragraph

The development of these sites will seek to deliver approximately 48.9 hectares of new employment land and provide opportunities for the creation of new jobs in a variety and range of economic sectors identified within the Lancaster District Employment Review (including Local and University Estate) and where deemed appropriate the wider University Estate.

To provide further clarity and accurately reflect the amount of land proposed for employment allocation as submitted following the discussions on Day 4 of the Examination (HD50).

Add footnote to the background text

To provide further clarity and accurately reflect the amount of land proposed for employment allocation as submitted following the discussions on Day 4 of the Examination (HD50).

Policy SP4 establishes what the Council consider to be a deliverable and realistic housing requirements for the district. Through Policy SP6 the Local Plan sets out how the Council will seek to deliver just over 12,000 new dwellings over the period 2011/12 to 2033/34, equivalent to an annual requirement of 522 dwellings per annum.

To provide greater clarity in the Local Plan and to reflect discussions had at the Examination on Days 1, 2, 3, 4 and 9.

To provide greater clarity in the Local Plan and to reflect discussions had at the Examination on Days 1, 2, 3, 4 and 9.

In accordance with the submitted Statement of Common Ground with the University of Lancaster (HD46) and discussions which took place on Day 5 of the Examination.
Additional new paragraph to be added following 9.19

**New paragraph to read:**
The delivery of 522 dwellings per annum represents a substantial uplift in development from that currently set in the adopted Core Strategy. The Local Plan acknowledges that the ability to deliver this uplift is challenging with the delivery of a number of strategic sites which are not anticipated to contribute significantly to the supply until the later stages of the plan period. On this basis and in order to deliver an aspirational but realistic Local Plan, Policy SP6, whilst seeking to deliver an overall housing requirement equivalent to an overall average range of 522 dwellings per annum, the Local Plan establishes a stepped programme of delivery, identifying a series of uplifts programmed to coincide with the delivery of strategic sites within the district. The stepped approach is set out in Table 9.1 of this DPD.

**To provide greater clarity in the Local Plan and to reflect discussions had at the Examination on Days 1, 2, 3, 4 and 9.** This modification will result in the re-numbering of paragraphs in this chapter.

**9.20**

It is important to note that this is a net minimum figure for new homes in the district and where opportunities existing for additional sustainable development these will be supported in consideration against other policies within this Local Plan.

**To provide greater clarity in the Local Plan and to reflect discussions had at the Examination on Days 1, 2, 3, 4 and 9.**

**New table to be included following paragraph 9.20 (table to be labelled 9.1 - table to show the stepped approach taken to housing delivery through the course of the Local Plan Period. This modification will result in the:**

**9**

**To provide greater clarity in the Local Plan and to reflect discussions had at the Examination on Days 1, 2, 3, 4 and 9.**

**Amendments to Table 9.2**

**Further information on the calculation of the five year supply can be found in a supplementary background paper entitled 'The Council's Approach to Meeting Housing Needs in Lancaster District’**

**Further information on the calculation of the five year supply can be found in a supplementary background paper entitled 'The Council’s Approach to Meeting Housing Needs in Lancaster District’:**

**9.25**

First Paragraph

Between 2011/12 and 2018/19 the Council will seek to deliver a net minimum delivery of 522 new dwellings per annum for a 25 year delivery period, equivalent to 12,000 new dwellings.

**First Paragraph**

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Between 2011/12 and 2018/19 the Council will seek to deliver a net minimum delivery of 522 new dwellings per annum for a 25 year delivery period, equivalent to 12,000 new dwellings.
The Council will continue to monitor and review the requirements for housing need within the district, both in terms of changes to Government policy at a national level and changes to local circumstances in terms of delivery rates, economic growth and other relevant factors. The Council will continue to monitor and review the requirements for housing need within the district, both in terms of changes to Government policy at a national level and changes to local circumstances in terms of delivery rates, economic growth and other relevant factors.

To better reflect development growth aspirations contained within the plan and as discussed at the Examination.

To better reflect development growth aspirations contained within the plan and as discussed at the Examination.

To better reflect development growth aspirations contained within the plan and as discussed at the Examination.

To provide greater clarity in this matter and to reflect discussions on Days 1 and 2 of the Examination and the direction set out in the Statement of Common Ground with Historic England (HD03).

To provide greater consistency in this matter and to reflect discussions on Day 6 of the Examination and the direction set out in the Statement of Common Ground with Historic England (HD03). This matter was also discussed on Day 6 of the Examination. Reference to preserve and enhance has been altered to preserve or enhance as requested by the Inspector at the Examination.

To provide greater clarity in this matter and to reflect discussions on Days 1, 2, 3, 4 and 9 of the Examination.

To provide greater consistency in this matter and to reflect discussions on Days 1, 2, 3, 4 and 9 of the Examination.

To provide greater clarity and consistency with the evidence base. The modifications also reflect discussions on this matter through Days 1, 2, 3, 4 and 9 of the Examination.

To provide greater clarity and consistency with the evidence base. The modifications also reflect discussions on this matter through Days 1, 2, 3, 4 and 9 of the Examination.

To provide greater clarity in this matter and to reflect discussions on Days 2 and 4 of the Examination.

To provide greater consistency in this matter and to reflect discussions on Days 2 and 4 of the Examination.

To provide greater clarity on this matter and to reflect discussions on Days 2 of the Examination and submissions made via HD15.
• Seeking a modal shift in local transport movements between the Garden Village and Lancaster University for a range of educational facilities and student accommodation. This should include the application of new technologies for buildings and transport where possible.

• Ensuring that the necessary infrastructure to deliver sustainable growth is provided in safe and accessible locations.

• To better reflect development growth aspirations contained within the plan and as discussed at the Examination.

52 N/A

Add New Criterion

Add New Criterion

Policy SG1

The creation of sufficient areas of high quality open spaces to provide a distinct sense of place and deliver a network of green corridors across the Garden Village to the benefit of the local environment and residents. The delivery of such spaces should include distinct areas of separation between the Garden Village and South Lancaster and also Galgate and investigate the opportunities for a new country park.

The creation of healthy and cohesive communities through the delivery of high quality development and the correct levels of services and infrastructure which is provided in safe and accessible locations.

To better reflect development growth aspirations contained within the plan and as discussed at the Examination.

• Delivering a wide range of market and affordable housing, in terms of type and tenure to ensure that opportunities to live in the Garden Village are available to all sections of the community and contribute significantly to the creation of cohesive, deliverable communities.

• To better reflect development growth aspirations contained within the plan and as discussed at the Examination.

• Seeking a modal shift in local transport movements between the Garden Village, including Lancaster University Campus and Lancaster City Centre and beyond into the employment areas of Morecambe /Heysham through the delivery of a Bus Rapid Transit System and Cycling and Walking Superhighway network.

• Delivering a wide range of market and affordable housing, in terms of type and tenure to ensure that opportunities to live in the Garden Village are available to all sections of the community and contribute significantly to the creation of cohesive, deliverable communities.

• To better reflect development growth aspirations contained within the plan and as discussed at the Examination.

• The creation of sufficient areas of high quality open spaces to provide a distinct sense of place and deliver a network of green corridors across the Garden Village to the benefit of the local environment and residents. The delivery of such spaces should include distinct areas of separation between the Garden Village and South Lancaster and also Galgate and investigate the opportunities for a new country park.

To better reflect development growth aspirations contained within the plan and as discussed at the Examination.

54 N/A

Fourth Paragraph

To better reflect development growth aspirations contained within the plan and as discussed at the Examination.

Second Paragraph

To support the delivery of the Garden Village growth in the South Lancaster area, including development of the Garden Village, there will be a requirement for a wide range of both locally important and strategically important infrastructure, including new highways, public transport (rapid transit, education provision, new local centers), open spaces and green network. These are set out in Policy SG3 and will be addressed in more detail in the future Spatial Development Framework, which will form a Development Plan Document (DPD) for the Bailrigg Garden Village.

To support the delivery of the Garden Village growth in the South Lancaster area, there will be a requirement for a wide range of both locally important and strategically important infrastructure, including new highways, public transport (rapid transit, education provision, new local centers), open spaces and green network. These are set out in Policy SG2 of this DPD and will be addressed in more detail through the preparation of the Lancaster South Area Action Plan (DPD) in the future Spatial Development Framework, which will form a Development Plan Document (DPD) for the Bailrigg Garden Village.

To better reflect development growth aspirations contained within the plan and as discussed at the Examination.

To provide greater consistency within the Plan.

XII.

To better reflect development growth aspirations contained within the plan and as discussed at the Examination.

XIII.

To better reflect development growth aspirations contained within the plan and as discussed at the Examination.

XIV.

To better reflect development growth aspirations contained within the plan and as discussed at the Examination.

XX.

To better reflect development growth aspirations contained within the plan and as discussed at the Examination.

XXI.

To better reflect development growth aspirations contained within the plan and as discussed at the Examination.

XXII.

To better reflect development growth aspirations contained within the plan and as discussed at the Examination.

XXIII.

To better reflect development growth aspirations contained within the plan and as discussed at the Examination.

XV.

To better reflect development growth aspirations contained within the plan and as discussed at the Examination.

XXIV.

To better reflect development growth aspirations contained within the plan and as discussed at the Examination.

XXV.

To better reflect development growth aspirations contained within the plan and as discussed at the Examination.

XXVI.

To better reflect development growth aspirations contained within the plan and as discussed at the Examination.

XXVII.

To better reflect development growth aspirations contained within the plan and as discussed at the Examination.
Mechanism for Delivery of the Garden Village

The Council will prepare and implement a specific Development Plan Document (DPD) for this area of growth, entitled the ‘Bailrigg Garden Village Area Action Plan (DPD)’. As a result development in this area will be delivered in accordance with the Area Action Plan and the Council will not support piecemeal development of this area (beyond existing planning commitments) in advance of the preparation of this DPD.

The recommendations of the Local Plan (Part One) Sustainability Appraisal should be taken into account when preparing this document. The purpose of the forthcoming DPD will be as follows:

1. To provide a Spatial Development Framework against which future development proposals and planning applications can be assessed and will be accompanied by an Assessment of Climate Change Impacts;
2. To set out a Spatial Development Framework as a basis for further masterplanning and to help guide the preparation of future planning applications;
3. To enable and support the co-ordination and timely delivery of the infrastructure necessary to facilitate growth in this location.

To ensure the timely delivery of the Bailrigg Garden Village, work on the Spatial Development Framework and the wider DPD has already commenced and is anticipated to be ready for adoption within the first five years of the plan (i.e. before 2024). Failure to achieve this may result in the need for an early review of the Local Plan to ensure that housing delivery rates are maintained to meet development needs.

To better reflect development growth aspirations contained within the plan and as discussed at the Examination.

Mechanism for Delivery of Growth in South Lancaster, including Bailrigg Garden Village

The Council will prepare and implement a specific Development Plan Document (DPD) for the area location for growth, entitled ‘Lancaster South Bailrigg Garden Village Area Action Plan (DPD)’. As a result development in this area will be delivered in accordance with the Area Action Plan and the Council will not support piecemeal development of this area (beyond existing planning commitments) in advance of the preparation of this DPD. The recommendations of the Local Plan (Part One) Sustainability Appraisal should be taken into account when preparing this document. The purpose of the forthcoming DPD will be as follows:

1. To provide a Spatial Development Framework against which future development proposals and planning applications can be assessed and will be accompanied by an Assessment of Climate Change Impacts;
2. To set out a Spatial Development Framework as a basis for further masterplanning and to help guide the preparation of future planning applications;
3. To enable and support the co-ordination and timely delivery of the infrastructure necessary to facilitate growth in this location.

To better reflect development growth aspirations contained within the plan and as discussed at the Examination.

Development within the broad location for growth in advance of the Lancaster South Area Action Plan DPD will be permitted provided that:

1. There would be no prejudice to the delivery of the wider Bailrigg Garden Village (including its infrastructure requirements) and would not undermine the integrated and co-ordinated approach to the wider Bailrigg Garden Village development; and
2. That the development would conform with and further the Key Growth Principles described in Policy SG1; and
3. That the opportunities for sustainable transport modes have been fully considered and that the residual impacts upon the transport network will not be severe.

To better reflect development growth aspirations contained within the plan and as discussed at the Examination, in the submissions made as part of HD15.

As a result the Council anticipates that the delivery of housing will begin contributing to meeting the district’s housing needs by the latter part of the first five years of the plan, with rates increasing through the latter stages of the plan period and beyond.

The Council anticipates that the delivery of housing will begin contributing to meeting the district’s housing needs by the middle of the plan period (i.e. no development prior to year 6 of the plan period). The Council believes it is reasonable that levels of growth could be accelerated in the Garden Village to match future demands within the latter stages of the plan period once strategic infrastructure needs have begun to be addressed.

To better reflect development growth aspirations contained within the plan and as discussed at the Examination.

Additional paragraph to add following paragraph 12.25

As a result the Council anticipates that the delivery of housing will begin contributing to meeting the district’s housing needs by the middle of the plan period and beyond into the latter stages of the plan period. The Council believes it is reasonable that levels of growth could be accelerated in the Garden Village to match future demands within the latter stages of the plan period once strategic infrastructure needs have begun to be addressed.

To better reflect development growth aspirations contained within the plan and as discussed at the Examination.

Additional paragraph to be added following paragraph 12.25

As a result the Council anticipates that the delivery of housing will begin contributing to meeting the district’s housing needs by the latter part of the first five years of the plan, with rates increasing through the latter stages of the plan period and beyond. The Council anticipates that the delivery of housing will begin contributing to meeting the district’s housing needs by the middle of the plan period (i.e. no development prior to year 6 of the plan period). The Council believes it is reasonable that levels of growth could be accelerated in the Garden Village to match future demands within the latter stages of the plan period once strategic infrastructure needs have begun to be addressed.

To better reflect development growth aspirations contained within the plan and as discussed at the Examination.

Additional paragraphs to be added following paragraph

As a result the Council anticipates that the delivery of housing will begin contributing to meeting the district’s housing needs by the latter part of the first five years of the plan, with rates increasing through the latter stages of the plan period and beyond. The Council anticipates that the delivery of housing will begin contributing to meeting the district’s housing needs by the middle of the plan period (i.e. no development prior to year 6 of the plan period). The Council believes it is reasonable that levels of growth could be accelerated in the Garden Village to match future demands within the latter stages of the plan period once strategic infrastructure needs have begun to be addressed.

To better reflect development growth aspirations contained within the plan and as discussed at the Examination.

Additional paragraph to be added following paragraph

As a result the Council anticipates that the delivery of housing will begin contributing to meeting the district’s housing needs by the latter part of the first five years of the plan, with rates increasing through the latter stages of the plan period and beyond. The Council anticipates that the delivery of housing will begin contributing to meeting the district’s housing needs by the middle of the plan period (i.e. no development prior to year 6 of the plan period). The Council believes it is reasonable that levels of growth could be accelerated in the Garden Village to match future demands within the latter stages of the plan period once strategic infrastructure needs have begun to be addressed.

To better reflect development growth aspirations contained within the plan and as discussed at the Examination.

The Council will support the development of a high quality Innovation Campus in the South Lancaster area that provides strong linkages with the University. The Council anticipates that the delivery of housing will begin contributing to meeting the district’s housing needs by the latter part of the first five years of the plan, with rates increasing through the latter stages of the plan period and beyond. The Council believes it is reasonable that levels of growth could be accelerated in the Garden Village to match future demands within the latter stages of the plan period once strategic infrastructure needs have begun to be addressed.

To better reflect development growth aspirations contained within the plan and as discussed at the Examination.

Additional paragraphs to be added following paragraph

To enable a comprehensive and co-ordinated approach to new development and strategic growth, piecemeal or unplanned development proposal within the area which are likely to prejudice its delivery (including the infrastructure requirement for the area) will not be permitted beyond that which has already secured planning permission and proposals which are site within the developed footprint of Lancaster University Campus.

To enable a comprehensive and co-ordinated approach to new development and strategic growth, piecemeal or unplanned development proposal within the area which are likely to prejudice its delivery (including the infrastructure requirement for the area) will not be permitted beyond that which has already secured planning permission and proposals which are site within the developed footprint of Lancaster University Campus.

To provide further clarity to the policy.

To provide greater clarity and consistency within the plan, to reflect discussions on Day 6 of the Examination and to reflect the content of the Statement of Common Ground with Historic England (HD09).

The purpose of the forthcoming DPD will be as follows:

1. To provide a Spatial Development Framework against which future development proposals and planning applications can be assessed and will be accompanied by an Assessment of Climate Change Impacts;
2. To set out a Spatial Development Framework as a basis for further masterplanning and to help guide the preparation of future planning applications;
3. To enable and support the co-ordination and timely delivery of the infrastructure necessary to facilitate growth in this location.

To better reflect development growth aspirations contained within the plan and as discussed at the Examination.

As a result the Council anticipates that the delivery of housing will begin contributing to meeting the district’s housing needs by the latter part of the first five years of the plan, with rates increasing through the latter stages of the plan period and beyond. The Council believes it is reasonable that levels of growth could be accelerated in the Garden Village to match future demands within the latter stages of the plan period once strategic infrastructure needs have begun to be addressed.

To better reflect development growth aspirations contained within the plan and as discussed at the Examination.

The recommendations of the Local Plan (Part One) Sustainability Appraisal should be taken into account when preparing this document. The purpose of the forthcoming DPD will be as follows:

1. To provide a Spatial Development Framework against which future development proposals and planning applications can be assessed and will be accompanied by an Assessment of Climate Change Impacts;
2. To set out a Spatial Development Framework as a basis for further masterplanning and to help guide the preparation of future planning applications;
3. To enable and support the co-ordination and timely delivery of the infrastructure necessary to facilitate growth in this location.

To better reflect development growth aspirations contained within the plan and as discussed at the Examination.

To better reflect development growth aspirations contained within the plan and as discussed at the Examination.

To provide greater clarity and consistency within the plan, to reflect discussions on Day 6 of the Examination and to reflect the content of the Statement of Common Ground with Historic England (HD09).
| Policy SG2 | 13.13 - 13.20 | N/A | Safeguard those elements that contribute to the significance of the City’s rich historic environment whilst also promoting opportunities for its enhancement and its role.

To provide further clarity to the policy.

| Policy SG3 | Bullet Point 1 | N/A | The reservation and management of land to appropriately manage water, provide flood mitigation and provide for new habitats for wildlife.

Bullet Point 2: Improvements in the Lancaster Canal will facilitate sustainable management of water, particularly in relation to flood risk.

To provide further clarity to the policy and to reflect discussions on Day 4 of the Examination.

| Policy SG4 | N/A | Add Bullet Point

To clarify the policy and to provide a reference to the canal towpath and cycle superhighway at the site.


To delete all justification text relating to Policy SG5 and replace with the new suggested text.

Given the changing position of the Canal Quarter, the changes to ownership and direction of redevelopment due to the break-up of the Developer Partnership with British Land, it was considered necessary to completely re-shape the justification text relating to this site. The amended wording was included in the submission following discussions on Day 5 of the Examination (HD45).

| Policy SG6 | 63-65 | 13.13 - 13.20

New paragraph 13.13

**Canal Quarter, Central Lancaster.**

The Council will continue to support proposals for the regeneration of the land at Canal Quarter in Central Lancaster, encouraging the expression of the City’s rich historic, social and cultural offering to both local residents and visitors. Improvements to the Canal Quarter will provide the opportunity to extend Lancaster’s role as a sub-regional centre in accordance with Policy SG5 of this DPD. This work is considered essential to enable the city to retain and uplift the local economy, re-engage the workforce, students and visitors and it is needed to sustain economic growth.

To ensure Heritage is addressed as agreed in the Statement of common Ground with Historic England (HD38) and noted on Day 6 of the Examination.

Given the changing position of the Canal Quarter, the changes to ownership and direction of redevelopment due to the break-up of the Developer Partnership with British Land, it was considered necessary to completely re-shape the justification text relating to this site. The amended wording was included in the submission following discussions on Day 5 of the Examination (HD45).

| Policy SG7 | 63-68 | 13.13 - 13.20

New paragraph 13.14

The principles of regeneration and development of the Canal Corridor Site have been widely accepted as necessary in planning decisions. Specifically, during the 2009 Public Inquiry into regeneration of the Canal Corridor the Secretary of State acknowledged that there was no viable and commercially acceptable proposal for the site which could generate sufficient civic benefit as envisaged in the Policy SG5 of this DPD. It is considered essential to ensure that the Canal Quarter site is developed in accordance with Policy SG5 of this DPD.

To ensure Heritage is addressed as agreed in the Statement of common Ground with Historic England (HD38) and raised on Day 6 of the Examination.

Given the changing position of the Canal Quarter, the changes to ownership and direction of redevelopment due to the break-up of the Developer Partnership with British Land, it was considered necessary to completely re-shape the justification text relating to this site. The amended wording was included in the submission following discussions on Day 5 of the Examination (HD45).

| Policy SG8 | 63-68 | 13.13 - 13.20

New paragraph 13.15

**Canal Quarter, Central Lancaster.**

The Canal Quarter is expected to be a flagship area where people can live, work and enjoy their time, and demonstrate the benefits of the Canal Corridor as a regeneration area, particularly where it supports the emerging creative growth sectors defined in the Creative Economy Strategy. It will be perceived as an area that promotes social and economic cohesion, lifting the whole area.

To ensure Heritage is addressed as agreed in the Statement of common Ground with Historic England (HD38) and raised on Day 6 of the Examination.

Given the changing position of the Canal Quarter, the changes to ownership and direction of redevelopment due to the break-up of the Developer Partnership with British Land, it was considered necessary to completely re-shape the justification text relating to this site. The amended wording was included in the submission following discussions on Day 5 of the Examination (HD45).

| Policy SG9 | 63-65 | 13.13 - 13.20

New paragraph 13.16

The Local Plan will seek to support a flexible range of uses in the Canal Quarter site that meet the existing role and function of the city centre. Suitable uses will include a mix of both commercial and creative uses which will complement and improve the existing facilities at the Dukes and Grand Theatres, and foster an exciting, diverse and vibrant mixed-use offer within the city centre, as well as supported development.

To ensure Heritage is addressed as agreed in the Statement of common Ground with Historic England (HD38) and raised on Day 6 of the Examination.

Given the changing position of the Canal Quarter, the changes to ownership and direction of redevelopment due to the break-up of the Developer Partnership with British Land, it was considered necessary to completely re-shape the justification text relating to this site. The amended wording was included in the submission following discussions on Day 5 of the Examination (HD45).

| Policy SG10 | 63-65 | 13.13 - 13.20

New paragraph 13.17

The redevelopment of the Canal Quarter area will result in the regeneration of a significant area of land to the east of the Canal Corridor Site. It is expected that the Canal Quarter will be developed as a Supplementary Planning Document (SPD) to support the policy directions provided in SG5 of this DPD. It is the intention of the Development Framework to ensure that the regeneration of the Canal Quarter can be implemented in a phased approach which provides flexibility and adaptability in how development can proceed in this area.

To ensure Heritage is addressed as agreed in the Statement of common Ground with Historic England (HD38) and raised on Day 6 of the Examination.

Given the changing position of the Canal Quarter, the changes to ownership and direction of redevelopment due to the break-up of the Developer Partnership with British Land, it was considered necessary to completely re-shape the justification text relating to this site. The amended wording was included in the submission following discussions on Day 5 of the Examination (HD45).
CHAPTER 13 CENTRAL LANCASHIRE

New Paragraph 13.19

Key proposals must ensure positive integration with the existing city centre in order to attract users of the city centre to the Canal Quarter and vice versa. The Council would therefore expect respondents to incorporate good linkages for pedestrians, in particular an appropriate joining of the Lancaster City centre property. Proposals should contribute towards making the central pedestrian environment within Lancaster City Centre, supporting the direction of the Lancaster Districts Highway and Transport Masterplan in promoting strong linkages around the city centre and into the city centre from surrounding residential areas.

Given the changing position of the Canal Quarter, the changes to ownership and direction of redevelopment due to the break-up of the Developer Partnership with British Land, it was considered necessary to completely re-shape the justification text relating to this site. The amended wording was included in the submission following discussions on Day 5 of the Examination (HD45).

New paragraph 13.20

As described in Policy S64, Lancaster City Centre will evolve into a hub for public transport, with the delivery of a new bus rapid transit system which will connect Bailrigg Garden Village, Central Lancaster and Heywood and the growth areas in East Lancaster and North Cawood with the City Centre. The regeneration of the Canal Quarter must ensure that connectivity is maintained from public transport nodes to the areas of higher education and the City as a whole. The Council will seek to support a greater university presence in the city centre through the creation of new cultural, education and leisure facilities which will improve the overall city centre offer.

Given the changing position of the Canal Quarter, the changes to ownership and direction of redevelopment due to the break-up of the Developer Partnership with British Land, it was considered necessary to completely re-shape the justification text relating to this site. The amended wording was included in the submission following discussions on Day 5 of the Examination (HD45).

New Paragraph 13.21

The City Centre is home to an ever increasing number of students from Lancaster University and the University of Cumbria who have an essential role in maintaining a healthy and vibrant City Centre. The regeneration of the Canal Quarter provides the opportunity for a greater understanding for Lancaster University and to improve the links between the areas of higher education and the City as a whole. The Council will work to support a greater university presence in the city centre through the creation of new cultural, education and leisure facilities which will improve the overall city centre offer.

Given the changing position of the Canal Quarter, the changes to ownership and direction of redevelopment due to the break-up of the Developer Partnership with British Land, it was considered necessary to completely re-shape the justification text relating to this site. The amended wording was included in the submission following discussions on Day 5 of the Examination (HD45).

New Paragraph 13.22

The Council will continue to facilitate the provision of student accommodation in the district, recognising the most preferable locations for such uses are either on campus itself or within the city centre. However, specific consideration and justification will need to be given around the appropriateness of locating significant volumes of student accommodation within the Canal Quarter. This is due to significant amount of student accommodation which has been given permission across the city centre in recent years. The Council will seek to balance the demand for accommodation for student accommodation development within the Canal Quarter Scheme, with the need to provide a sustainable mix of uses, encourage year-round activity, and deliver a comprehensive and balanced place-making agenda.

Given the changing position of the Canal Quarter, the changes to ownership and direction of redevelopment due to the break-up of the Developer Partnership with British Land, it was considered necessary to completely re-shape the justification text relating to this site. The amended wording was included in the submission following discussions on Day 5 of the Examination (HD45).

New Paragraph 13.23

The Canal Quarter site involves the regeneration of an area which, in places, has significant historic value. The site includes a number of historic local buildings which, where it is appropriate, could be retained. However, the Council has undertaken a heritage assessment of the historic assets found within the Canal Quarter area, the findings and recommendations of this assessment work should underpin future proposals.

Given the changing position of the Canal Quarter, the changes to ownership and direction of redevelopment due to the break-up of the Developer Partnership with British Land, it was considered necessary to completely re-shape the justification text relating to this site. The amended wording was included in the submission following discussions on Day 5 of the Examination (HD45).

New Paragraph 13.24

Developers and agents for the site will be expected to work with both the Council and Historic England to consider the most important aspects of the historic environment to be retained as part of their planning application and should give due regard to the relevant policies of the Development Management DDP.

Given the changing position of the Canal Quarter, the changes to ownership and direction of redevelopment due to the break-up of the Developer Partnership with British Land, it was considered necessary to completely re-shape the justification text relating to this site. The amended wording was included in the submission following discussions on Day 5 of the Examination (HD45).

New Paragraph 13.25

The regeneration of the Canal Quarter presents a significant opportunity for a step change in addressing the function and role of Lancaster City Centre. However, it is important that the regeneration of this area seeks to benefit the City Centre as a whole, in particular ensuring that the existing businesses and venues also see benefits and improvements arising from the scheme.

Given the changing position of the Canal Quarter, the changes to ownership and direction of redevelopment due to the break-up of the Developer Partnership with British Land, it was considered necessary to completely re-shape the justification text relating to this site. The amended wording was included in the submission following discussions on Day 5 of the Examination (HD45).

New Paragraph 13.26

In order to achieve this, and to clearly define how such benefits will be delivered, the Council will seek to promote improvements through the preparation of a Town Centre Strategy which will be prepared in collaboration with key City Centre stakeholders. The strategy will set out a positive and proactive approach towards regeneration, improvement and renewal, building on the successes of recent projects such as ‘Square Route’ and ‘Beyond the Castle’ to ensure that the benefits which arise from the regeneration of the Canal Quarter, particularly in terms of employment and footfall, are shared with the whole City Centre.

Given the changing position of the Canal Quarter, the changes to ownership and direction of redevelopment due to the break-up of the Developer Partnership with British Land, it was considered necessary to completely re-shape the justification text relating to this site. The amended wording was included in the submission following discussions on Day 5 of the Examination (HD45).

CHAPTER 14 EAST LANCASHIRE

New Paragraph 13.27

In preparing the masterplan and future planning applications, any future proposals will require the following matters to be fully addressed: Implementing the masterplan and future planning applications, any future proposals will require the following matters to be fully addressed:

Due to the comprehensive nature of this suggested modification these changes proposed are not highlighted in this modification list but can be viewed in the accompanying tracked-modifications schedule.

Given the changing position of the Canal Quarter, the changes to ownership and direction of redevelopment due to the break-up of the Developer Partnership with British Land, it was considered necessary to completely re-shape the justification text relating to this site. The amended wording was included in the submission following discussions on Day 5 of the Examination (HD45).

SPLA MOD_14

CHAPTER 13 CENTRAL LANCASHIRE

Policy S65

63-65

13.13 - 15.20

N/A

SPLA MOD_15

CHAPTER 14 EAST LANCASHIRE

Policy S67

75

N/A

N/A
CHAPTER 14 EAST LANCASTER

**SPLA MOD_15**

74

Policy SG7

| Criterion I | The delivery of infrastructure to make the development acceptable in planning terms including addressing the requirements of Policy SG8 of this DPD in relation to wider strategic infrastructure needs in the East Lancaster area; |
| N/A | Criterion I | A comprehensive masterplan for the whole site will be required with future planning submissions, which address planning need, the delivery of infrastructure to make the development acceptable in planning terms, including addressing the requirements of Policy SG8 of this DPD in relation to wider strategic infrastructure needs in the East Lancaster area; |
| N/A | To provide further clarity to the policy and as agreed in the East Lancaster Statement of Common Ground (HD28). | To provide further clarity to the policy and as agreed in the East Lancaster Statement of Common Ground (HD28). |

| Criterion II | The relocation of Lanisel Golf Club (and associated facilities) to a satisfactory and appropriate location to secure their long-term future. |
| N/A | Criterion II | The development should be appropriately phased including the relocation of Lanisel Golf Club (and associated facilities) to a satisfactory and appropriate location to secure their long-term future. |
| N/A | To provide further clarity to the policy and as agreed in the East Lancaster Statement of Common Ground (HD28). | To provide further clarity to the policy and as agreed in the East Lancaster Statement of Common Ground (HD28). |

| Criterion V | Approximately 40% of the residential units will be defined as 'affordable' which includes the delivery of a full range of affordable products through dialogue with the Local Planning Authority. |
| N/A | Criterion V | Affordability housing requirements will be determined in accordance with Policy DM3 (The Delivery of Affordable Housing of the Development Management DPD). Where there are reasonable constraints on viability which preclude the delivery of development proposals, these need to be discussed at the consent opportunity with the Council, preferably prior to submission of any relevant planning application. Viability matters will be determined in accordance with Policy DM2 and other national or local planning policy deemed relevant. Approaches 20% of the residential units will be defined as 'affordable' which includes the delivery of a full range of affordable products through dialogue with the Local Planning Authority. |
| N/A | To ensure consistency with the evidence base, the proposed modification to DM3 and throughout the plan and as agreed in the East Lancaster Statement of Common Ground (HD28) and reflect submissions may to Day 9 of the Examination (HD64). | To provide further clarity to the policy as submitted following the discussions on Day 2 of the Examination (HD59). |

| Criterion VI | The submission of a detailed design statement, recognising the site’s prominent location on the eastern edge of Lancaster, its relationship with the Urban Setting Landscape to the east of the site (as identified under Policy EN7 of this DPD) and its position within the setting for Ashton Memorial which is a Grade I Listed Building. The design, layout and materials used should be sympathetic to the locality to create a strong sense of place, providing a well-designed and high-quality environment for its residents; |
| N/A | Criterion VI | The submission of a detailed design statement, recognising the site’s prominent location on the eastern edge of Lancaster, its relationship with the Urban Setting Landscape to the east of the site (as identified under Policy EN7 of this DPD) and its position within the setting for Ashton Memorial which is a Grade I Listed Building. The design, layout and materials used should be sympathetic to the locality to create a strong sense of place, providing a well-designed and high-quality environment for its residents; |
| N/A | To provide further clarity to the policy and as agreed in the East Lancaster Statement of Common Ground (HD28). | To provide further clarity to the policy and as agreed in the East Lancaster Statement of Common Ground (HD28). |

| Criterion VII | Minimising energy use, reducing emissions and maximising energy efficiency. This should investigate opportunities to deliver district heating systems, the appropriate provision of electric charging points and other associated infrastructure for electric vehicles; |
| N/A | Criterion VII | Minimising energy use, reducing emissions and maximising energy efficiency in accordance with Policy DM42. This proposal should study investigate opportunities to deliver district heating systems, electric charging points and other associated infrastructure for electric vehicles in accordance with Policy DM3 of the Development Management DPD. |
| N/A | To provide further clarity to the policy and as agreed in the East Lancaster Statement of Common Ground (HD28). | To provide further clarity to the policy and as agreed in the East Lancaster Statement of Common Ground (HD28). |

| Criterion XVI | The potential impact upon the setting and significance of the Ashton Memorial as a result of new development should be investigated, and where potential concerns may arise, mitigation measures should be put in place; |
| N/A | Criterion XVI | Proposals will need to take account of the recommendations for mitigating harm and/or maximising enhancements as set out in the Council’s Heritage Impact Assessment for the site. The potential impact upon setting and significance of the Ashton Memorial as a result of new development should be investigated, and where potential concerns may arise, mitigation measures should be put in place; |
| N/A | To provide further clarity to the policy and as agreed in the East Lancaster Statement of Common Ground (HD28). | To provide further clarity to the policy and as agreed in the East Lancaster Statement of Common Ground (HD28). |

**SPLA MOD_16 (Continued on next page)**

75

Policy SG8

| Final Paragraph | Any proposal that is submitted for this area will be expected to take fully into account the content of the development Brief and all other relevant policies within the Local Plan. |
| N/A | Any future planning application(s) received that are submitted for this area will be expected to take fully into account the content of the Development Brief and all other relevant policies within the Local Plan. |
| N/A | To provide further clarity within the Policy and consistency with the wider Plan. | To provide further clarity within the Policy and consistency with the wider Plan. |

| Criterion I | The provision of additional school places at a primary level to achieve this it is expected that new development will fund the creation of a new primary school within Strategic Site SG7 in an appropriate, convenient and accessible location to be agreed with the education authority. The new primary school should be Single Form Entry in size however should be provided on a plot which could be expanded in the future to create a two-form entry school. The delivery of the new school should be commissioned and delivered in partnership with the education authority. |
| N/A | Criterion I | The provision of additional school places at a primary level to achieve this it is expected that new development will fund the creation of a new primary school within Strategic Site SG7 in an appropriate, convenient and accessible location to be agreed with the education authority. The new primary school should be Single Form Entry in size however should be provided on a plot which could be expanded in the future to create a two-form entry school. The delivery of the new school should be commissioned and delivered in partnership with the education authority. |
| N/A | To provide further clarity to the policy. | To provide further clarity to the policy. |

| Criterion II | The provision of additional school places at a secondary level. To achieve this it is expected that contributions will be made towards the delivery of a new secondary school at Bailrigg Garden Village (as identified under Policy EN1 of this DPD) which will increase the range of secondary school places in the district to meet projected future needs. |
| N/A | Criterion II | The provision of additional school places at a secondary level. To achieve this it is expected that contributions will be made towards the delivery of a new secondary school at Bailrigg Garden Village (as identified under Policy EN1 of this DPD) which will increase the range of secondary school places in the district to meet projected future needs. |
| N/A | To provide further clarity to the policy and as agreed in the East Lancaster Statement of Common Ground (HD28). | To provide further clarity to the policy and as agreed in the East Lancaster Statement of Common Ground (HD28). |

| Criterion II | Last Sentence | Consideration should be given to the provision of healthcare facilities as part of this centre via discussions with the Morecambe Bay Clinical Commissioning Group. |
| N/A | Criterion II | Consideration should be given to the provision of healthcare facilities as part of this centre via discussions with the Morecambe Bay Clinical Commissioning Group. |
| N/A | To provide further clarity to the policy and as agreed in the East Lancaster Statement of Common Ground (HD28). | To provide further clarity to the policy and as agreed in the East Lancaster Statement of Common Ground (HD28). |

| Criterion V | Beyond the site contributions to meet localised open space needs, the Council will expect contributions towards the improvement to Williamson Park so that the park may better accommodate increased use of its facilities associated with new development. |
| N/A | Criterion V | Beyond the site contributions to meet localised open space needs, the Council will expect contributions towards the improvement to Williamson Park so that the park may better accommodate increased use of its facilities associated with new development. |
| N/A | To provide further clarity to the policy and as agreed in the East Lancaster Statement of Common Ground (HD28). | To provide further clarity to the policy and as agreed in the East Lancaster Statement of Common Ground (HD28). |
As agreed in the North Lancaster Statement of Common Ground (Policy SG8).

It is anticipated that contributions will be sought from these developments where it is considered that their development will cause impacts, either individually or cumulatively, on the infrastructure outlined in this policy.

The submission of a detailed design statement, recognising the prominent and sensitive location of Beaumont Hall as a northern gateway into Lancaster and its proximity to the Bay Gateway which is to the north. The design, layout and materials used should be sympathetic to the locality and create a strong sense of place, providing a well-designed and high-quality environment for its residents.

The creation of improved cycling and walking linkages between the proposed growth in East Lancaster, Caton Road Employment Area, Lancaster City Centre, the Ridge Estate and new developments to the South of Strategic Site SG7. Proposals should come forward with appropriate mechanisms for future maintenance of the new routes.

The submission of a bespoke Design and Access Statement with future planning application(s) in accordance with Policy SG9 (The delivery of a comprehensive masterplan and future planning application(s)). The masterplan should address phasing and the delivery of necessary infrastructure to make the development acceptable in planning terms, including addressing the requirements of Policy SG10 of this DPD in relation to wider strategic infrastructure needs in the North Lancashire area; and a range of infrastructure necessary to facilitate these new homes and jobs.

Where necessary and appropriate to do so, applicants may be required to enter into legal agreements that set out further detailed mechanisms and timings of delivery of necessary infrastructure identified in this policy. Where off-site works are required these can either be physically provided or appropriate contributions made for third parties to deliver.

The submission of any relevant planning application. Viability matters will be determined in accordance with Policy DM3 (The Delivery of Affordable Housing) of the Development Management DPD. Where there are demonstrable constraints on viability which prejudice the delivery of development proposals, these need to be discussed at the earliest opportunity with the Council, preferably prior to the submission of any relevant planning application. Viability matters will be determined in accordance with Policy DM3 and other national or local planning policy deemed consequential; however, where a marketing exercise should demonstrate that the site has been marketed using appropriate media sources at a realistic cost for the identified use.

To provide further clarity to the policy and as agreed in the North Lancaster Statement of Common Ground (HD27).

To provide further clarity to the policy and as agreed in the North Lancaster Statement of Common Ground (HD27).

To provide further clarity to the policy and as agreed in the North Lancaster Statement of Common Ground (HD28).

To provide further clarity to the policy and as agreed in the North Lancaster Statement of Common Ground (HD28).

To ensure consistency with the evidence base, the proposed modification to DM3 and throughout the plan and as agreed in the North Lancaster Statement of Common Ground (HD27) and the submissions made to the Examination on Day 9 (HD64).

To provide further clarity to the policy and as agreed in the North Lancaster Statement of Common Ground (HD27).
Criterion VI
Support will be given to development which seeks to adopt sustainable construction and design at a minimum energy use, reducing carbon emissions and maximising energy efficiency, for which we should include investigating opportunities to deliver district heating systems and the provision of electric charging points and infrastructure for electric vehicles; in accordance with Policy DM31 of the Development Management DPD.

Criterion X
The creation of significant green buffers between any development proposals and the sites of St Johns Hospice and Hammerton Hall to protect the general amenity of these areas through both the construction and occupation phases of development.

Additional criteria to be added to Policy SG9.

Criterion XII
Proposals will be expected to fully assess the potential impact upon the setting and significance of Beaumont Hall, Hammerton Hall, Carsi Lodge Cottage, the curtilage listed wall on Hallton Road, Hammerton Hall Bridge, Folly Bridge, Beaumont Hall Bridge, Hallton Road Bridge and the Lune Aqueduct as a result of new development should be investigated and where potential concerns may arise, mitigation measures put in place.

Criterion XI
Future planning applications will be expected to fully assess the potential affect upon the setting and significance of heritage assets at Beaumont Hall, Hammerton Hall, Carsi Lodge Cottage, the curtilage listed wall on Hallton Road, Hammerton Hall Bridge, Folly Bridge, Beaumont Hall Bridge, Hallton Road Bridge and the Lune Aqueduct as a result of proposed development. Proposals will need to take account of the recommendations for mitigating harm and/or maximising enhancements as set out in the Council’s Heritage Impact Assessment for the site.

Proposals will need to demonstrate that the site is subject to detailed technical design, include an internet road layout to provide for an unfettered vehicle and pedestrian/cycle access (to adoptable standard) from Slyne Road to Hammerton Hall Lane.

Additional paragraph to be added prior to the final paragraph of Policy SG9.

Final Paragraph
Any future planning application(s) submitted for this area will be expected to take fully into account the content of the Development Brief and all other relevant policies within the Local Plan.

In order to meet an identified deficit in office space (as identified in the Council’s Employment Need Report) in the district, the Council has identified the potential delivery of 2 hectares of BD employment land on the eastern part of the North Lancaster Strategic Site (accessed from Talbot Lane). However, in the event of the need for housing delivery within the district, the Council will support residential development in this area should it be demonstrated that a robust and thorough market exercise has taken place which demonstrates that there has been no demand for the site. The marketing exercise should clearly demonstrate in robust terms of making use of the appropriate media sources (both locally and nationally) and ensure it is being marketed for a realistic price for the use identified.
CHAPTER 15

Deletion of Paragraphs 16.10 and 16.11

The addition of a new paragraph after 16.9.

Criterion I

The provision of additional school places at a primary level. To achieve this it is expected that new development funds the creation of a new primary school within the site in an appropriate, convenient and accessible location to the east of the A6 to be agreed with the education authority. The new primary school should be single form entry in size however should be provided on a plot which could be expanded in the future to create a two-form entry school. The delivery of the new school should be commissioned and delivered in partnership with the education authority; To provide greater consistency within the Plan.

Criterion II

The provision of additional school places at a secondary level. To achieve this it is expected that contributions will be made towards the delivery of a new secondary school in South Carnforth, which will increase the range of secondary school places in the district to meet projected future needs.

Criterion III

The provision of additional school places at a primary level. To achieve this it is expected that contributions will be made towards the delivery of a new secondary school in South Carnforth, which will increase the range of secondary school places in the district to meet projected future needs.

CHAPTER 16

South Carnforth

Criterion I

To provide greater consistency within the Plan. Following the direction of the Inspector in his Post Examination Hearing letter (EX11): Policy SG12 has been deleted from the DPD. This modification will result in the re-numbering of both policy numbers and paragraph numbers within this chapter.

Definition of the Strategic Site SG9 (identified as TC1.12 on the Local Plan Policies Map) in a convenient and accessible location. The local centre should include a range of local services and community facilities that can be accessed by both new and existing residents in the North Lancaster area. The scale of the local centre should deliver in the region of 400sqm of convenience retailing floorspace and in the region of 200sqm of comparison retailing floorspace. Consideration should be given to the provision of Healthcare facilities as part of this centre via discussions with the Morecambe Bay Clinical Commissioning Group.

To provide greater consistency within the Plan. Following the direction of the Inspector in his Post Examination Hearing letter (EX11): Policy SG12 has been deleted from the DPD. This modification will result in the re-numbering of both policy numbers and paragraph numbers within this chapter.

Brownfield land identified on the Local Plan Policies Map at Lundsfield Quarry, South Carnforth, has been allocated as a site for residential-led development. The Council expects that once fully developed this brownfield site will accommodate approximately 2500 dwellings and a range of infrastructure that is necessary to facilitate these new homes.

To provide greater consistency within the Plan.

First Paragraph

Brownfield land identified on the Local Plan Policies Map at Lundsfield Quarry, South Carnforth, has been allocated as a site for residential-led development. The Council expects that once fully developed this brownfield site will accommodate approximately 2500 dwellings and a range of facilities and infrastructure that is necessary to facilitate these new homes.

To provide greater consistency within the Plan.

First Paragraph

Brownfield land identified on the Local Plan Policies Map at Lundsfield Quarry, South Carnforth, has been allocated as a site for residential-led development. The Council expects that once fully developed this brownfield site will accommodate approximately 2500 dwellings and a range of facilities and infrastructure that is necessary to facilitate these new homes.

To provide greater consistency within the Plan.
### CHAPTER 16 SOUTH CARNFORTH

#### Policy SG11

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<tr>
<th>89</th>
<th>N/A</th>
<th>Delete Second Paragraph</th>
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<tr>
<td></td>
<td></td>
<td>The Council will prepare a Development Brief to set out in more detail how development of this strategic site should move forward, particularly in the context of wider growth in the South Carnforth area and the inter-linkages between this site and the land at Windermere Road, identified under Policy SG12 of this DPD. The recommendations of the Local Plan (Part One) Sustainability Appraisal should be taken into account when preparing the Brief.</td>
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<td>Delete Third Paragraph</td>
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<td></td>
<td></td>
<td>The Council will report that future proposals for the site should be prepared in the context of the Development Brief, and the context of strategic growth in the South Carnforth area. Proposals should be brought forward through a comprehensive masterplan for the site that addresses the issues of phasing, delivering the necessary infrastructure and addressing sensitivities of the land adjacent to the development (and the wider Morecambe Bay coastline) to ensure that the development is brought forward in a way that is appropriate for the locality.</td>
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</table>

#### MODIFICATIONS SCHEDULE (August 2019)

- **Criterion I**
  - The delivery of infrastructure to make the development acceptable in planning terms, including addressing the requirements of Policy SG11 of this DPD in relation to wider strategic infrastructure needs in the South Carnforth area; and makes the best use of the topography of the site. Landscaping should seek to enhance the retention of existing natural features, including the retention of trees and hedgerows, and makes the best use of the topography of the site. Landscaping should seek to enhance the sites position along the Lancaster Canal; and should be delivered in accordance with the requirements set out in Policy DM27 of the Development Management DPD;

- **Criterion II**
  - The provision of sufficient levels of open space in accordance with the most up-to-date evidence in relation to the quantitative and qualitative needs of the locality, including addressing the requirements of Policy SG13 of this DPD in relation to wider strategic infrastructure needs in the South Carnforth area;

- **Criterion III**
  - The delivery of a full range of affordable products through dialogue with the Local Planning Authority;

- **Criterion IV**
  - Affordable housing requirements will be determined in accordance with Policy DM3 (The Delivery of Affordable Housing) of the Development Management DPD. Where there are demonstrable constraints on viability which preclude the delivery of development proposals, these need to be discussed at the earliest opportunity with the Council, preferably prior to the submission of any relevant planning applications. Viability matters will be determined in accordance with Policy DM3 and other national or local planning policies deemed consequential.

- **Criterion V**
  - New criterion to be added following IX and thereafter re-number.

- **Criterion VI**
  - Support will be given to development which seeks to adopt sustainable construction and design aimed at minimising energy use, reducing emissions and maximising energy efficiency. This should include investigating opportunities to deliver district heating systems, the appropriate provision of electric charging points and other associated infrastructure for electric vehicles;

- **Criterion VII**
  - Support will be given to development which seeks to adopt sustainable construction and design aimed at minimising energy use, reducing emissions and maximising energy efficiency. This should include opportunities to deliver district heating systems, the appropriate provision of electric charging points and other associated infrastructure for electric vehicles in line with Policy DM31 of the Development Management DPD. Development should ensure consistency with the local planning policy and considerations outlined in the Best Practice Advice Note (for Lundsfield Quarry Site) and the recommendations of the Local Planning Authority.

- **Criterion VIII**
  - New criterion to be added following IX and thereafter re-number.

- **Criterion IX**
  - The submission of a suitable and appropriate landscaping plan that seeks to retain existing natural features, including the retention of trees and hedgerows, and makes the best use of the topography of the site. Landscaping should seek to enhance the sites position along the Lancaster Canal;

- **Criterion X**
  - The submission of a suitable and appropriate landscaping plan that seeks to retain existing natural features, including the retention of trees and hedgerows, and makes the best use of the topography of the site. Landscaping should seek to enhance the sites position adjacent to Lancaster Canal;

- **Addition of a new criterion to be added following IX and thereafter re-number.**

#### To provide further clarity to the policy and to reflect the submissions made to the Examination via the Memorandum of Understanding for the Lundsfield Quarry Site (HD32).
<table>
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<tr>
<th>SPLA MOD_19</th>
<th>90</th>
<th>Policy SG11</th>
<th>N/A</th>
<th>N/A</th>
<th>Propositions will be expected to address the issues surrounding Lundsfield Quarry, North and Lancaster Canal Biological Heritage Sites (BHS) with evidence of how the BHS will be protected and enhanced and how any residual impacts can be offset via new planting and habitat creation. The Council will also expect development proposals to deliver positive benefits to biodiversity through the restoration, enhancement and creation of appropriate semi-natural habitats within and through the site to maintain, restore and create functional ecological networks; to provide further clarity to the policy on this matter.</th>
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<tr>
<td>91</td>
<td>Criterion XV</td>
<td>The incorporation of cycle and pedestrian access with strong and positive linkages to the existing network including improvements to cycling and pedestrian links from the site into Carnforth Town Centre via the creation of a new pedestrian/ cycle bridge across Lancaster Canal. Positive cycling and walking links should also be delivered into the development proposals to South identified under Policy SG12 of this DPD.</td>
<td>N/A</td>
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<td>New criterion to be added following Criterion XI and thereafter re-number.</td>
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<td>91-92</td>
<td>16.12 - 16.20</td>
<td>Policy SG12</td>
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<td>N/A</td>
<td>Not applicable.</td>
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<tr>
<td>93-94</td>
<td>N/A</td>
<td>Policy SG13</td>
<td>Not applicable.</td>
<td>N/A</td>
<td>Not applicable.</td>
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</tbody>
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**CHAPTER 16**

**N/A**

96-97

Not applicable.

The Deletion of Policy SG13 from the DPD.

To provide greater consistency within the Plan.

Following the direction of the Inspector in his Post Examination Hearing Letter (EX21), Policy SG13 has been deleted from the DPD. As a result it is considered that the general direction is no longer necessary and any infrastructure requirements related to the development of Lundfield Quarry (Policy SG11) can be incorporated directly into that site specific policy. As a result Policy SG13 and its supporting text has been deleted. This modification will result in the re-numbering of both policy numbers and paragraph numbers within this chapter.

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**CHAPTER 17**

**SOUTH HEYSHAM**

<table>
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<tr>
<th>Policy SG15</th>
<th>(Proposed</th>
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<td>100</td>
<td>N/A</td>
<td>Criterium II</td>
<td>Proposals should seek to protect areas that have important biodiversity value, in particular Middleton Nature Reserve – a part of Middleton former refinery Biological Heritage Site and where possible provide improvements to the nature reserve in terms of future management arrangement, security and access;</td>
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<tr>
<td></td>
<td></td>
<td>Criterium II</td>
<td>Proposals should seek to protect the nature reserves of areas that have important biodiversity value, in particular Middleton Nature Reserve – a part of Middleton former refinery Biological Heritage Site and where possible provide improvements to the nature reserve in terms of future management arrangement, security and access;</td>
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<td></td>
<td></td>
<td>Criterium IV</td>
<td>That proposals should contribute to improvements to the green infrastructure network in the Heysham Gateway area, as defined on the Local Plan Policies Map. This should include contributions towards the improvement of this land to enhance amenity and biodiversity value in this area;</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Criterium IV</td>
<td>Contribute to improvements to the green infrastructure network in the Heysham Gateway area, as defined on the Local Plan Policies Map. This should include contributions towards the improvement of this land to enhance amenity and biodiversity value in this area;</td>
</tr>
<tr>
<td></td>
<td></td>
<td>New Criterium</td>
<td>Proposals will be expected to demonstrate how the SS SI and Biological Heritage Sites will be protected and enhanced and how any residual impacts can be off set via habitat creation and enhancement. The Council will also expect development proposals to deliver positive benefits to biodiversity through the restoration, enhancement and creation of appropriate semi-natural habitats within and through the Heysham Gateway Area to maintain, enhance and create, functional ecological networks;</td>
</tr>
<tr>
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<td></td>
<td>Additional Criterion after IV</td>
<td>New Final Paragraph to be included to Policy SG15</td>
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<td>The Heysham Gateway has also included an area of land to the South of Heysham Moss that has been safeguarded for future use by National Grid as part of the North West Connections Project. Future proposals for in this areas should pay due regard to Policy DM53 of the Development Management DPD.</td>
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<td></td>
<td></td>
<td>Final Paragraph</td>
<td>The Heysham Gateway has also included an area of land to the South of Heysham Moss that has been safeguarded for future use by National Grid as part of the North West Connections Project (identified under Policy SG13.1 of the Local Plan Policies Map). Future proposals for in this areas should pay due regard to Policy DM53 of the Development Management DPD.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>New Final Paragraph to read</td>
<td>Future proposals in relation to Substation Land (SG13.1) will need to demonstrate that no European designated sites would be adversely affected by development either alone or in combination with other proposals, as per the requirements of Policy EN7 of this DPD. In view of the potential for fairly significant effects as a result of this development, the requirements of Appendix D must be delivered as part of any future proposals.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Final Paragraph</td>
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<td>Final Paragraph</td>
<td>To ensure all environmentally designated sites in Policy EN7 are referred to, to provide consistency within the plan and discussed with Lancaster Wildlife Trust on Day 6 of the Examination.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Final Paragraph</td>
<td>To provide further clarity to the policy and to ensure that the policy has been prepared in accordance with the requirements of the SA / HRA.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Final Paragraph</td>
<td>To provide further clarity to the policy as discussed with Lancashire Wildlife Trust Following Day 6 of the Examination.</td>
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**CHAPTER 18**

**THE ECONOMY, EMPLOYMENT, AND REGENERATION**

<table>
<thead>
<tr>
<th>Policy EC1</th>
<th>N/A</th>
<th>EC1.13 Middleton Road Employment Area</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Delete EC1.13 from policy EC1 and move to policy EC2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>All other employment sites from EC1.13 onwards to be renumbered accordingly.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Footnote to read: ** Development within the site may have the potential to impact upon internationally designated sites. Please refer to Appendix D for relevant mitigation options.**</td>
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<td>To ensure all environmentally designated sites are referred to and to provide consistency within the plan and accord with the HRA.</td>
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<td>To provide greater clarity to this matter and reflect submissions made to the Matter 4 of the Hearing Sessions and discussions on Day 5 of the Examination.</td>
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The site has been allocated to meet a specific identified need for the relocation of the existing Lancaster Auction Mart from its current base at Wyresdale Road, Lancaster. Employment uses on this site must be ancillary to the agricultural nature of this allocation, seeking to facilitate the local agricultural economy within the district and wider region. The Council will support the development of this site for a new Agri-Business Centre that is focussed around the relocation of the existing Lancaster Auction Mart from its current base at Wyresdale Road, Lancaster. Employment uses on this site must be ancillary to the agricultural nature of this allocation, seeking to facilitate the local agricultural economy within the district and wider region.

The Council anticipates that a further 46.2 hectares of employment land for B1, B2 (General Industrial) and B8 (Storage and Distribution) will be required to meet employment and economic needs through the plan period up to 2031. The following sites have been identified to meet these requirements:

To provide further clarity to the policy and reflect the Statement of Common Ground with Lancaster University (HED8).

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<th>Additional criterion to be added to Policy EC3</th>
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<tbody>
<tr>
<td>110</td>
<td>EC2</td>
<td>N/A</td>
<td>Additional criterion to be added to Policy EC3.</td>
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Addition criterion to be added to Policy EC3.

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<tr>
<td>112</td>
<td>TC1</td>
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<td>115</td>
<td>TC4</td>
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<td>116</td>
<td>TC5</td>
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<tr>
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<td>TC6</td>
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Amendments made to the table presented within Policy H1.

Policy H1

- Amendments made to the table presented within Policy H1.

CHAPTER 20 HOUSING

Final Paragraph

A number of the sites identified for allocation within the urban area for residential development set out in the table above require specific policy consideration, these are set out in more detail within Policies H3 - H8 of this DPD.

Policy H2

Amendments made to the table presented within Policy H1.

Policy H3

*Where no planning permissions have been submitted, dwelling numbers have been estimated based on a number of assumptions around site area and site densities. Where this is the case the actual dwelling numbers will be determined through the planning application process.

To provide consistency and clarity within the plan, to reflect discussions at Day 1, 2, 3, 4 and 9 of the Examination. The modifications to this policy reflect the outcomes of relevant SoCGs prepared and the outcomes of Inspector’s Post Hearing Advice Note (EX11).

To provide greater clarity within the Policy and consistency within the Plan.

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*Where no planning permissions have been submitted, dwelling numbers have been estimated based on a number of assumptions around site area and site densities. Where this is the case the actual dwelling numbers will be determined through the planning application process.

# Dwelling numbers represent the allocated capacity for sites. Not all of this capacity will be built out during the Plan Period with a number of sites continuing to be built out beyond the Plan Period. Anticipated that additional dwelling numbers may come forward through the planning process, the remainder being delivered through the future plan periods beyond 2034.

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Policy H3

New Section to be included in Policy H3 under the sub-title of 'Land at Stone Row Head'.

Proposals will need to have regard to the relationship of the site with the wider University of Cumbria footprint taking account of the continued operation of the University and the site's interrelationship with the wider environmental and historical assets of the campus.

The University and the site's interrelationship with the wider environmental and historical assets of the campus. Proposals should have due regard to:
- The site and the sensitive design, siting and heights of buildings within the grounds.
- Proposals should be led by an informed understanding of the significance of the form, buildings. This understanding should inform the retention of buildings and/or structures within
- Additional paragraphs to be added to background text under the sub-title 'Stone Row Head'.

Stone Row Head

Stone Row Head farm was acquired in 1908 by the Asylum board and was one of three farms in the early 20th Century which supported Lancaster Royal Hospital and provided its patients with an understanding of agricultural work. The farmstead was absent and extended to the north of the site, in the early 20th Century.

In the interests of conserving the historic interest of the farmstead, any additional development will need to be sympathetic to the proportionality of these buildings.

Proposals should have due regard to the wider area, and this should be demonstrated via the cooperation of a masterplan, prepared by the University, that confirms that the site is no longer required for ongoing educational purposes and would not impact on the viability of the University to meet future short to medium term development needs.

Land at Grab Lane in East Lancaster has been identified as a site for residential development. The site covers an area of 20 hectares and has been identified as having an indicative capacity of approximately 195 dwellings.

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New paragraph to be added following paragraph 20.16

To reflect the consideration which has been given to the content of the Statement of Common Ground between Lancaster City Council and Historic England (HD39) and the submissions made to the Examination on Day 9 (HD64).

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To provide greater clarity on this matter and to assist the delivery of Policy H3.

To provide greater consistency with the Policy and to reflect discussions on Day 2 of the Examination.

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To provide greater consistency with the Policy and to reflect discussions on Day 2 of the Examination.

New text to read:

In preparing the masterplan and future planning application, the Council will require the following matters to be addressed:

- Proposals will need to be supported by a comprehensive masterplan, demonstrating how the heritage assets and their setting will be conserved through the proposal and their future protected and secured.

Second Paragraph

The Council will prepare a Development Brief to set out in more detail how development of this site should move forward. The Council will expect that future proposals for this site should move forward. The Council will expect that future proposals for this site should move forward. The Council will expect that future proposals for this site should move forward. The Council will expect that future proposals for this site should move forward. The Council will expect that future proposals for this site should move forward.

To provide further clarity within the Policy and reflect that the area originally described as Land at Ridge Lea Hospital has been sub divided into two separate sites to reflect land ownership matters as submitted on Day 9 of the Examination (HD64).

Additional paragraphs to be added to background text under the sub-title 'Stone Row Head'.

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**CHAPTER 20 HOUSING**

### Policy H4

| SPLA MID_31 | 136 | N/A | Criterion II
The submission of a detailed design statement, recognizing its sensitive location in the setting of Ashton Memorial and Williamson Park to the west and areas of Urban Setting Landscape to the east. Design, layout and materials used should be sympathetic to the locality and create a strong sense of place, providing a well-designed and high-quality environment for its residents; |
|---|---|---|---|
| | 137 | N/A | Criterion III
To enhance the site’s prominent location on the eastern edge of Lancaster, within the setting of Ashton Memorial and Williamson Park. Proposals will need to clearly demonstrate, through appropriate layout, design and landscaping that it will not result in unacceptable harm on the setting of these important heritage assets and the area’s wider role in defining the character of East Lancaster; |
| | 138 | N/A | Criterion IV
The improvement and enhancement of land identified under Policy EN10.1 of this DPD which should be used as amenity space that provides wider public benefits both to existing and new residents in the East Lancaster area; |
| | 139 | 20.28 | Last Sentence
It is expected that the regeneration of these areas could accommodate development of approximately 100 new homes. |
| | 140 | N/A | First Paragraph
Land at Lancaster Leisure Park in East Lancaster has been identified for residential development. The site is expected to accommodate approximately 200 residential dwellings and a range of infrastructure that is necessary to facilitate these new homes. |
| SPLA MID_32 | 141 | N/A | Criterion XV
Approximately 40% of the residential units will be defined as ‘affordable’ which includes the delivery of a full range of affordable products through dialogue with the Local Planning Authority. |

**Strategic Policies and Land Allocations DPD - Proposed Modifications Schedule (August 2019)**

- **Policy H4**
  - C1: To provide further clarity to the policy and as agreed in the Statement of Common Ground with Historic England (HD39).

- **Policy H5**
  - C1: To provide further clarity to the policy and as agreed in the Statement of Common Ground with Historic England (HD39).

- **Policy EN7**
  - C1: To provide further clarity to the policy and as agreed in the Statement of Common Ground with Historic England (HD39).

- **Other Policies**
  - C1: To avoid repetition with other criteria within Policy H4.
  - C2: To provide greater clarity on this matter.

**Main Modifications**

- **Policy DM3**
  - C1: To ensure consistency with the evidence base, the proposed modification to DM3 and to reflect submissions may to Day 9 of the Examination (HD64).
## STRATEGIC POLICIES AND LAND ALLOCATIONS DPD - PROPOSED MAIN MODIFICATIONS SCHEDULE (August 2019)

### SPLA MOD_32

<table>
<thead>
<tr>
<th>Policy H5</th>
<th>141</th>
<th>N/A</th>
<th>Additional paragraph to be added prior to the final paragraph of Policy H5.</th>
<th>To provide consistency with the wider plan and ensure consistency with the outcomes of the SA process.</th>
</tr>
</thead>
<tbody>
<tr>
<td>141</td>
<td>20.35</td>
<td>N/A</td>
<td>Delete Policy DOS2 from the Plan.</td>
<td>To provide greater consistency with the Policy and to reflect discussions on Day 2 of the Examination.</td>
</tr>
</tbody>
</table>

### SPLA MOD_33

<table>
<thead>
<tr>
<th>Policy H6</th>
<th>142-143</th>
<th>N/A</th>
<th>Reposition criterion within Policy H6.</th>
<th>To provide greater consistency with the Policy and to reflect discussions on Day 2 of the Examination.</th>
</tr>
</thead>
<tbody>
<tr>
<td>143</td>
<td>N/A</td>
<td></td>
<td>Additional paragraph to be added prior to the final paragraph of Policy H6.</td>
<td>To ensure consistency with the evidence base and reflect the submissions made to Day 9 of the Examination (HD64).</td>
</tr>
</tbody>
</table>

### SPLA MOD_34

<table>
<thead>
<tr>
<th>Policy DOS1</th>
<th>144</th>
<th>N/A</th>
<th>Support will be given to the redevelopment of this site for a range of commercial and residential uses, including office / business uses, leisure uses, development (including student accommodation) and some types of retail uses provided they do not seek to conflict with the wider aims of the Council to deliver regeneration and growth at the Lancaster Canal Corridor site. It should be demonstrated that any retail uses proposed for this site will complement and support the retail offer in the city centre, both in terms of the existing offer and the offer proposed via the Canal Corridor Scheme.</th>
<th>To reflect flood risk evidence as submitted on Day 9 of the Examination (HD64).</th>
</tr>
</thead>
<tbody>
<tr>
<td>21.3</td>
<td>N/A</td>
<td></td>
<td>Support will be given to the redevelopment of this site for a range of commercial and residential uses, including office / business uses, leisure uses, development (including student accommodation) and some types of retail use provided they do not seek to conflict with the wider aims of the Council to deliver regeneration and growth at the Lancaster Canal Corridor site. It should be demonstrated that any retail uses proposed for this site will complement and support the retail offer in the city centre, both in terms of the existing offer and the offer proposed via the Canal Corridor Scheme.</td>
<td>To reflect flood risk evidence as submitted on Day 9 of the Examination (HD64).</td>
</tr>
</tbody>
</table>

### SPLA MOD_35

<table>
<thead>
<tr>
<th>Policy DOS2</th>
<th>145-146</th>
<th>N/A</th>
<th>Delete Policy DOS2 from the Plan.</th>
<th>To reflect flood risk evidence as submitted on Day 9 of the Examination (HD64).</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
<td></td>
<td></td>
<td>Delete Policy DOS2 from the Plan.</td>
<td>To provide clarity within the Policy and provide consistency with the evidence base and as agreed in the Statement of Common Ground with Historic England (HD65) and to reflect submissions made on Day 9 of the Examination (HD64).</td>
</tr>
</tbody>
</table>
To provide further clarity to the policy and consistency with the evidence base. This modification reflects the Statement of Common Ground prepared with Historic England (HD39).

To ensure consistency with the wider plan and ensure consistency with the outcomes of the SA process.

To provide further clarity to the policy, consistency with the evidence base and as agreed in the Statement of Common Ground with Historic England (HD39).

To provide greater consistency within the Plan.

To provide further clarity to the policy, consistency with the evidence base and as agreed in the Statement of Common Ground with Historic England (HD39).
**STRATEGIC POLICIES AND LAND ALLOCATIONS DPD - PROPOSED MAIN MODIFICATIONS SCHEDULE (August 2019)**

<table>
<thead>
<tr>
<th>SPLA MDD_40</th>
<th>Policy DOS7 (Proposed Mods Reference DOS7)</th>
<th>154</th>
<th>N/A</th>
<th>Further criterion to be added to Policy DOS7. Additional criterion to read: Proposals will need to take account of the recommendations for mitigating harm and/or maximising enhancements as set out in the Council’s Heritage Impact Assessment for the site.</th>
<th>To provide further clarity to the policy and consistency with the HRA.</th>
</tr>
</thead>
<tbody>
<tr>
<td>SPLA MDD_41</td>
<td>Policy DOS8 (Proposed Mods Reference DOS8)</td>
<td>155</td>
<td>N/A</td>
<td>Criterion I. That the proposed development is sympathetic towards the surrounding heritage assets, in particular the relationships between the Midland Hotel and Winter Gardens.</td>
<td>To provide further clarity to the policy, consistency with the evidence base and as agreed in the Statement of Common Ground with Historic England (HD39).</td>
</tr>
<tr>
<td>SPLA MDD_42</td>
<td>Policy DOS9 (Proposed Mods Reference DOS9)</td>
<td>157</td>
<td>N/A</td>
<td>New criterion to read: Proposals will need to take account of the recommendations for mitigating harm and/or maximising enhancements as set out in the Council’s Heritage Impact Assessment for the site.</td>
<td>To provide further clarity to the policy, consistency with the evidence base and as agreed in the Statement of Common Ground with Historic England (HD39).</td>
</tr>
<tr>
<td>SPLA MDD_43</td>
<td>Policy DOS10 (Proposed Mods Reference DOS10)</td>
<td>158</td>
<td>N/A</td>
<td>New paragraph to be added to policy.</td>
<td>To provide further clarity to the policy, consistency with the evidence base and as agreed in the Statement of Common Ground with Historic England (HD39).</td>
</tr>
<tr>
<td>SPLA MDD_44</td>
<td>Policy EN1</td>
<td>159-160</td>
<td>N/A</td>
<td>The policy lists types of designated heritage assets. Delete Policy.</td>
<td>The policy was agreed as unnecessary at the Examination and reflects the Statement of Common Ground with Historic England (HD39).</td>
</tr>
<tr>
<td>SPLA MDD_45</td>
<td>Policy EN2</td>
<td>160</td>
<td>N/A</td>
<td>The policy lists types of designated heritage areas. Delete Policy.</td>
<td>The policy was agreed as unnecessary at the Examination and reflects the Statement of Common Ground with Historic England (HD39).</td>
</tr>
<tr>
<td>SPLA MDD_46</td>
<td>Policy EN6 (Proposed Mods Reference EN6)</td>
<td>165</td>
<td>22.32</td>
<td>The district contains a number of areas of open land which are of value in their own right but taken together with other areas across the district make a fundamental contribution to the character of the main urban areas of the district</td>
<td>To reflect the direction of the Inspector through his Post Hearing Advice Note (EX11).</td>
</tr>
<tr>
<td>SPLA MDD_47</td>
<td>Policy EN7 (Proposed Mods Reference EN7)</td>
<td>167</td>
<td>2240</td>
<td>The district contains a number of areas of open land which are of value in their own right but taken together with other areas across the district make a fundamental contribution to the character of the main urban areas of the district.</td>
<td>To be consistent with the emerging evidence base and as submitted on Day 9 of the examination.</td>
</tr>
<tr>
<td>SPLA MDD_48</td>
<td>Policy EN8 (Proposed Mods Reference EN8)</td>
<td>168</td>
<td>N/A</td>
<td>Second Paragraph. It is also the Council’s intention to provide further Areas of Separation to the South of Lancaster as part of the Bailrigg Garden Village to provide separation from the new development to Galgate and South Lancaster, these areas will be specifically defined with the forthcoming Bailrigg Garden Village Action plan.</td>
<td>To add reference to an Area of Separation around Bailrigg Village as discussed on Day 4 of the Examination.</td>
</tr>
<tr>
<td>SPLA MOD_48</td>
<td>CHAPTER 22 THE HISTORIC AND NATURAL ENVIRONMENT</td>
<td>Policy EN10 (Proposed Mods Reference END)</td>
<td>168</td>
<td>N/A</td>
<td>Third Paragraph Development will be assessed in terms of its impact upon the Area of Separation, including any harm to the effectiveness of the gap between settlements and, in particular the degree to which the development proposed would compromise the function of the Area of Separation in protecting the identity and distinctiveness of settlements. Delete paragraph Development will be assessed in terms of its impact upon the Area of Separation, including any harm to the effectiveness of the gap between settlements and, in particular the degree to which the development proposed would compromise the function of the Area of Separation in protecting the identity and distinctiveness of settlements. To provide further clarity to the policy as discussed on Day 5 of the Examination.</td>
</tr>
<tr>
<td>SPLA MOD_49</td>
<td>CHAPTER 22 THE HISTORIC AND NATURAL ENVIRONMENT</td>
<td>Policy EN10 (Proposed Mods Reference END)</td>
<td>171</td>
<td>N/A</td>
<td>Land adjacent to Fenham Carr has been protected for a range of open space uses, including informal amenity space and the opportunities to deliver innovative storage solutions for drainage. However, in the creation of balancing ponds and other sympathetic SuDS schemes. Land adjacent to Fenham Carr has been protected for a range of open space uses, including informal amenity space and the opportunities to deliver innovative storage solutions for drainage. To provide further clarity to the policy and reflect the submissions made to the Inspector on Day 9 of the Examination (HD64).</td>
</tr>
<tr>
<td>SPLA MOD_50</td>
<td>CHAPTER 23 SUSTAINABLE COMMUNITIES</td>
<td>Policy SC2</td>
<td>176</td>
<td>N/A</td>
<td>Reference within the Local Green Space Table: SC2.1 - Freeman's Wood - Historic Significance and Recreational Value Delete Reference within the Local Green Space Table: SC2.1 - Freeman's Wood - Historic Significance and Recreational Value To ensure consistency with the NPPF as discussed on Day 6 of the Examination.</td>
</tr>
<tr>
<td>SPLA MOD_51</td>
<td>CHAPTER 23 SUSTAINABLE COMMUNITIES</td>
<td>Policy SC4</td>
<td>178</td>
<td>N/A</td>
<td>Remove site from the list of Green Space Networks Lancaster University Campus and the Eastern Ridge of Lancaster To provide greater clarity, this matter will be addressed in more detail via the Lancaster South Area Action Plan DPD.</td>
</tr>
<tr>
<td>SPLA MOD_52</td>
<td>CHAPTER 23 SUSTAINABLE COMMUNITIES</td>
<td>Policy SC5</td>
<td>179</td>
<td>N/A</td>
<td>Remove two sites from the list of Recreational Opportunity Areas Backs Farm Garden Village South Carnforth To reflect the direction of the Inspectors Post Hearing Advice Note (EX12) which seeks to remove the housing allocation in South Carnforth (GL12). The recreation Opportunity Area was based on strategic growth occurring in this area and without sufficient quantum of development this is no longer considered to be a realistic allocation.</td>
</tr>
<tr>
<td>SPLA MOD_53</td>
<td>CHAPTER 24 TRANSPORT, ACCESSIBILITY AND CONNECTIVITY</td>
<td>Policy T3</td>
<td>184</td>
<td>N/A</td>
<td>Additional paragraph to be added followingCriterion VI Development adjacent to waterways will only be permitted if it can be demonstrated that it would not adversely impact on the structural integrity of the waterway or its related infrastructure and assets To provide further clarity to the policy and to address issues raised by Inland Waterways at the Examination.</td>
</tr>
<tr>
<td>SPLA MOD_54 (Continued on next page)</td>
<td>CHAPTER 25 IMPLEMENTATION AND MONITORING</td>
<td>Policy LPRM1</td>
<td>186-188</td>
<td>N/A</td>
<td>Additional justification text in association with Policy LPRM1 Early Review of the Local Plan There is an obligation upon the Council to review a local plan within 5 years of its adoption. Ordinarily, it will not be necessary to undertake earlier reviews of the plan (other than in the case of material and serious errors). However, it is recognised that circumstances may change sufficiently that the objective key aspects of the plan would warrant an earlier review. To ensure appropriate monitoring mechanisms are in place as discussed at the Examination. The modification is based on the working version submitted via HD09 and has been updated to reflect further discussions which took place during the course of the Examination.</td>
</tr>
</tbody>
</table>

**Strategic Policies and Land Allocations DPD - Proposed Modifications Schedule (August 2019)**
Additional justification text in association with Policy LPRM1

- The assumptions which underpin the need for development household projections and economic forecasting are regularly updated and it is not intended that the mere fact that the assumed data underlying the need for housing or employment within LPRM1 would necessarily trigger such a review. However, if the assumptions substantially differ from the assumptions made in the context of the Examination it will be necessary to give rise to a need for an early review of the plan.

Additional justification text in association with Policy LPRM1

- The delivery of anticipated infrastructure which underpins the local plan: The Infrastructure Delivery Plan (IDP) sets out the requirements which underpin the plan so far as they can be determined at the point of adoption. It is recognised that infrastructure requirements and delivery can take longer than anticipated, which may in turn have an effect upon the delivery of key elements of the plan. Where there is a change in likely infrastructure delivery which has a substantial effect upon the strategy of the plan, then that will trigger a review of the plan.

- It should be noted that changes in infrastructure planning could occur which are both positive and negative in its effects upon the plan. This criterion is not limited simply to changes which impede infrastructure delivery but encompasses circumstances which improve infrastructure delivery beyond the anticipated date of adoption.

Additional justification text in association with Policy LPRM1

- The rate of delivery of key strategic sites: The local plan is heavily reliant upon the delivery, if its key strategic sites both in relation to homes and jobs. Robust and realistic assumptions have been made in relation to the delivery of these sites and suitable conservative assumptions have been made as to the likely yield of homes and jobs from the sites within the plan period.

- It is nonetheless recognised that unforeseen circumstances may impact upon the delivery of development of the key strategic sites. Where delivery rates of either jobs or homes is substantially lower than has been anticipated at the point of adoption, then there is likely to give rise to a need for an early review of the plan.

Additional justification text in association with Policy LPRM1

- A significant change in circumstances which substantiate that key aspects of the plan, such as:  
  • The assumptions which underpin the need for development;  
  • The delivery of anticipated infrastructure which underpins the local plan;  
  • The rate of delivery of key strategic sites;  
  • The rate of delivery, or the overall capacity, of the Bailrigg Garden Village is well below that which is anticipated at the time of adoption. Such a review should be undertaken with all due expedition and in any event within 2 years from the date of a commitment to a revised local plan.

- In addition to the above instances each which could trigger the need for an early review of the plan are: It is recognised that other issues might arise which substantially affect other key aspects of the plan. If the plan is not to say that a review would be triggered in all circumstances where there is an effect upon key aspects of the plan, but only where the effect is so substantial, important, or unexpected that it is material and significant under delivery of planned such as housing or employment provision.

Additional justification text in association with Policy LPRM1

- A review under this policy may be in whole or part, however it is more likely that a review would be directed towards the specific concern and would comprise a parochial review.

Additional term to be added to the Glossary

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 areas. This requires an objective assessment of the landscape and avoid impacts resulting from external development.
### Mitigation Option I

**Changes in Water Quality - during construction and operation**

- **Water quality protection measures**
  - Ensure a hydrological assessment is carried out to determine the potential impacts on water quality. This will ensure compliance with Policy D34 within the Development Management DPD which requires that all new developments consider the implications of the proposals on surface water and implement appropriate mitigation as necessary to deal with such issues, including measures such as Sustainable Drainage Systems (SuDS) and other surface water drainage solutions. Any water quality protection measures would be secured through a Construction Environmental Management Plan (CEMP) at the planning stage of any future development in the allocation.

- **To ensure policy is in line with the HRA**
  - Provide amendments to Table D.2 in relation to water quality matters and Morecambe Bay SAC. Also amend Table D.2 in relation to recreation pressures and the mitigation required for Middleton Towers.

- **To amend Table D.2 in relation to water quality matters and in relation to Middleton Towers (with regard to recreational pressures)**
  - Due to the comprehensive nature of this suggested modification these changes proposed are not highlighted in this modification list but can be viewed in the accompanying tracked-changed Strategic Policies & Land Allocations DPD.

- **Provide amendments to Table D.3 in relation to mitigation options for new housing developments.**
  - To amend Table D.3 in relation to mitigation options for new housing developments.

- **To amend Table D.3 in relation to mitigation options for new housing developments.**
  - Due to the comprehensive nature of this suggested modification these changes proposed are not highlighted in this modification list but can be viewed in the accompanying tracked-changed Strategic Policies & Land Allocations DPD.

- **Table D3 has been replaced to provide greater clarity on this matter and consistency with modifications elsewhere in the Plan. The content also more accurately reflects the direction of the HRA.**

### Second Paragraph

**The trajectory reports actual dwelling completions for the period 2011/2012 to 2016/17. A total of 2,070 dwellings were completed during this period.**

**To provide and updated position on this matter.**

- **Replace Trajectory.**
  - Given the scale of the Trajectory it can be viewed in the tracked changed Strategic Policies and Land Allocation DPD.

### Include new appendix.

**To include a new appendix which provides a Monitoring Framework for the Plan. This is based on the background paper prepared for this matter which was submitted alongside the Plan.**

**To reflect discussions at the Examination and the direction of the Inspector that further detail on monitoring arrangements should be included within the Plan.**