

LANCASTER LOCAL PLAN PART 2: DEVELOPMENT MANAGEMENT DPD

Sustainability Appraisal Addendum – Post Submission Main
Modifications

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VERSION CONTROL

Version	Date	Author	Approver	Changes
V1	July 2019	JE	DH	-
V2	July 2019	JE	DH	Final version

This report dated 07 August 2019 has been prepared for Lancaster City Council (the “Client”) in accordance with the terms and conditions of appointment dated 17 July 2019(the “Appointment”) between the Client and **Arcadis Consulting (UK) Limited** (“Arcadis”) for the purposes specified in the Appointment. For avoidance of doubt, no other person(s) may use or rely upon this report or its contents, and Arcadis accepts no responsibility for any such use or reliance thereon by any other third party.

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1. Introduction

This Addendum provides an update to the published Strategic Environmental Assessment (SEA) and Sustainability Appraisal (SA) of the Lancaster Local Plan Part 2: Development Management on behalf of Lancaster City Council that was published on 9 February 2018.

The Plan Part 2 was submitted to the Secretary of State for independent Examination on 15 May 2018. Planning Inspector Richard McCoy was appointed to independently examine the soundness of the Plan.

The Council has subsequently proposed a number of modifications for the Plan Part 2 in order to take into account representations raised at the Publication stage, the continuing development of Local Plan evidence, progress on development sites and representations made at the Local Plan examination. The modifications are also intended to address matters of soundness raised by the Planning Inspector.

The Council has categorised modifications that could change the effect of a planning policy as 'Main Modifications' (e.g. new criteria within a policy). All other modifications are 'Minor Modifications' and these are not considered to change the effect of planning policy (e.g. correcting a grammatical error).

As Main Modifications could potentially alter the effect of a policy in the Plan they have been screened to determine whether each modification renders the existing SA assessment of the policy inaccurate or out of date and thus necessitates revisiting assessments, findings and conclusions in the published SA (February 2018).

2. Main Modifications

The Post-Submission Main Modifications presented in Table 2-1 are substantive changes to the Development Management DPD. Each modification has been screened to determine the extent to which it alters the meaning of policies in the DPD and subsequently the extent to which these alterations influence assessment results presented in the SA.

This SA Addendum has categorised each Main Modification as follows:

- **A** - Modification to background or supporting text that does not alter the existing findings presented in the SA and requires no further changes to be made to the SA;
- **B** - Modification to wording of policy that does not alter the existing findings presented in the SA and requires no further changes to be made to the SA; and
- **C** - Modification to policy(s) that could potentially alter the existing findings presented in the SA and requires further consideration and possibly an update to the assessment that could potentially represent a significant change in terms of the SEA Regulations.

The existing assessments, findings or conclusions in the published SA report for policies that have undergone Category C Main Modifications are revisited in Chapter 3.

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Table 2-1: Main modifications of the Plan Part 2 and whether they require further consideration in the SA

Category A	Category B	Category C
Modification to background or supporting text that does not alter the existing findings presented in the SA and requires no further changes to be made to the SA.	Modification to wording of policy that does not alter the existing findings presented in the SA and requires no further changes to be made to the SA.	Modification to policy that could alter the findings presented in the SA and requires further consideration and potentially an update to the assessment.

Mod. Number	Policy no.	Page no.	Para. no.	Proposed amendment	Reason for amendment	Category
<i>Throughout document</i>	N/A	N/A	N/A	To ensure consistency across both the Strategic Policies & Land Allocations DPD and the Development Management DPD.	To ensure consistency throughout the document, policy numbers have been updated to reflect any deletions to policies, additional policies proposed and the consequential re-numbering of remaining policies in both DPD to reflect these modifications. In all cases these are highlighted as 'minor' modifications in the tracked-change DPD but are not shown individually within this Schedule.	C
<i>DM MOD_01</i>	<i>Policy DM1</i>	11	5.3	Bullet Point II That individual sites maximise their contribution towards the delivery of a wide range of affordable housing and, collectively, to assist in meeting Lancaster District's identified housing needs <i>including affordable housing</i> and affordable housing target of up to 40%;	Viability evidence identifies that the level of affordable housing that can be achieved varies in different parts of the district.	A
<i>DM MOD_02</i>	<i>Policy DM2</i>	14	<i>New</i>	<u><i>The Council understand from the Spring Statement 2019 that a future Homes Standard will be brought in by the Government in the coming years (by 2025), which will increase energy efficiency standards beyond that currently required under mandatory Building Regulations Part (L) through removing traditional fossil fuel heating systems in new dwellings. Until such time encouragement is given to proposals which seek to go beyond required standards (i.e. in meeting the energy efficiency savings equivalent to the now abolished Code Level 4 of the Code for Sustainable Homes).</i></u>	To provide further clarity on this matter.	A
		15-16	<i>New</i>	Additional paragraph to read <u><i>Where it can be demonstrably argued through the provision of evidence by an applicant and agreed with the Local Planning Authority that building homes to Nationally Described Space Standards will result in schemes being unviable, consideration will be given to how viability constraints may be overcome, which may result in flexibility being given to the requirements of the policy.</i></u>	To provide further clarity to the policy and to accord with the North Lancaster Statement of Common Ground.	B
<i>DM MOD_03 [Continued on next page]</i>	<i>Policy DM3</i>	16	5.27	<u><i>In accordance with national policy, outside of the districts two Areas of Outstanding Natural Beauty, affordable housing provision will only be sought on major developments. As a result of marginal viability affordable housing will not be sought on schemes which are for apartments only or schemes which are located on brownfield sites located in a Morecambe or Heysham ward. -In the remaining parts of the District the City Council will require all proposals for residential development of more than ten dwellings or which have a combined gross floorspace of 1,000 square</i></u>	To provide greater consistency with national planning policy and to clarify this matter.	A

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				metres or more (not including replacement dwellings) to contribute towards the delivery of on-site affordable housing.		
			5.30	Schemes of fewer than 11 dwellings but exceed 1,000 square metres Gross Internal Area will be expected to contribute towards affordable housing providing 20% of homes as affordable housing. <u>Affordable housing requirements for the two Areas of Outstanding Natural Beauty within the district are set out within separate policies. Please refer to Policy DM6 of this DPD for the Forest of Bowland AONB. For proposals within the Arnsdale & Silverdale AONB please refer to Policy AS03 of the Arnsdale & Silverdale AONB DPD.</u>	To correspond with the changes to the thresholds and percentages within the policy and as submitted on Day 9 of the Examination.	A
		17	5.32	The Housing White Paper in February 2017 confirmed that it would not be a statutory requirement for Local Authorities to introduce starter homes. <u>With regard to starter homes</u> the City Council has considered the incomes required to access starter homes where a 20% discount would be applied to the market value of a property, and does not consider that it would meet local needs when compared with other forms of affordable home ownership tenures. However, the Council recognises the duty to promote starter homes in the Housing and Planning Act 2016, and will therefore <u>promotes alternative means of low cost home ownership through a preferred means of shared ownership as defined by Annex 2 of the NPPF.</u> accept a small element of starter homes as part of the intermediate tenure.	To provide greater clarity and as submitted on Day 9 of the Examination.	A
			5.33	Delete Paragraph All other types of affordable housing as proposed to be introduced through the emerging revisions to the National Planning Policy Framework will be recognised within the district. However, the preferred means of delivering intermediate tenure within the District is shared ownership housing or intermediate rent.	To reflect the updated NPPF and as submitted on Day 9 of the Examination.	A
			5.34	The Council requires rented affordable and social housing in all instances to be delivered in partnership with Registered Providers. <u>Exceptions to this are for community-led developments as classified under Policy DM12 of this DPD or , other than the Government's proposed form of affordable housing known as affordable private rent which is expected to be brought forward through delivered as part of a Built to Rent Scheme,s</u> which may be delivered by specialist companies. Given that the Council requires a minimum of 50% nomination rights and already has robust nomination agreements in place with all partner Registered Providers with the exception of community led development, which are set out in more detail via Policy DM12 of this DPD. The Council sees this approach as the preferred method of delivery.	To provide further clarity on this matter and as submitted on Day 9 of the Examination.	A
		18	New	Due to the size and detail on the map this modification can be viewed in the accompanying tracked-changed Review of the Development Management DPD.	To strengthen the policy in line with the evidence base as discussed on Day 2 of the Examination and as submitted on Day 9 of the Examination.	B
DM MOD_03	Policy DM3	19	5.37	Second Sentence The replacement off-site affordable dwellings will be in addition to any other affordable dwellings generated from any new market dwellings on <u>both the original and</u> the alternative site.	To provide greater clarity and as submitted on Day 9 of the Examination.	A
		20	N/A	<u>Affordable housing thresholds</u> Other than in the most exceptional circumstances or for schemes within the West End Masterplan and Morecambe Area Action Plan boundaries, new housing development must <u>Proposals for new residential development will be required to</u>	To provide greater clarity as discussed on Day 2 of the Examination and as submitted on Day 9 of the Examination.	B

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				contribute towards the provision of affordable housing and meet the requirements set out in the table below. The Council will consider detailed proposals for new housing development that falls into Use Class C3 with reference to the following requirements: Replace Table with: <u>Reference Affordable Housing Target by Development Type</u> <u>Lancaster and Carnforth and Rural West*</u> <u>Greenfield 15 and over On site 30%</u> <u>Greenfield 10-14 On site 20%</u> <u>Brownfield 10 and over On site 20%</u> <u>Morecambe, Heysham and Overton</u> <u>Greenfield 10 and over On site 15%</u> <u>Rural East**</u> <u>Greenfield 10 and over On site 40%</u> <u>Brownfield 10 and over On site 30%</u> <u>Nil contribution will be sought on schemes of less than 10 units outside of the districts two Areas of Outstanding Natural Beauty, nor will any contribution be sought on schemes in any part of the district which comprise solely of apartment led development, nor brownfield development in Morecambe and Heysham. No affordable housing will be sought from proposals located within the boundaries of the Morecambe Area Action Plan.</u> <u>* Rural West includes the wards of Ellel and Bolton-with-Slyne</u> <u>**Rural East includes the wards of Halton with Aughton, Kellet, Lower Lune Valley and Upper Lune Valley (excluding any part of the Forest of Bowland AONB)</u>		
				<u>Affordable housing requirements within the Arnside & Silverdale AONB are identified within the Arnside & Silverdale AONB DPD and requirements for Forest of Bowland AONB identified under Policy DM6 of this DPD.</u>	To provide consistency with the wider Local Plan and submitted on Day 9 of the Examination.	B
		21		Criterion II The size, type, tenure form of provision, location within a site and the means of delivery of affordable housing will <u>accord with</u> be subject to negotiation at the time of a planning application. However, close consideration of the latest available evidence will be required including the most up to date Strategic Housing Market Assessment or where there is an up-to-date village or parish housing needs assessment where that is a more appropriate indication of housing need, unless the exceptional circumstances identified in DM1 are met.	To provide further clarity to the policy and submitted on Day 9 of the Examination.	B
				New Criterion <u>Where affordable housing is being delivered, the Council will seek to ensure an appropriate tenure mix using the following percentages as a guide (sizes and types as set out in Policy DM1). • 60% affordable/social rent and 40% intermediate tenure; or • 50% affordable or social rent and 50% intermediate tenure.</u>	To strengthen the policy in line with the evidence base as discussed on Day 2 of the Examination and as submitted on Day 9 of the Examination.	B
DM MOD_04	Policy DM5	24		Criterion I Housing meets the needs of the local community (<u>either through as evidenced in the Strategic Housing Market Assessment or any other suitable evidence undertaken as part of a neighbourhood plan</u>) through an up-to-date Housing Needs Survey;	To provide further clarity within the policy.	B

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Mod. Number	Policy no.	Page no.	Para. no.	Proposed amendment	Reason for amendment	Category	
DM MOD_05	Policy DM6	27		In determining whether a proposed development constitutes major development the Council will consider whether by reason of its scale, <u>form</u> , character and of nature, the proposal has the potential to have significant adverse impact on the natural beauty of the AONB.	To provide greater clarity within the Policy.	B	
DM MOD_06	Policy DM9	31	New	Additional Paragraph <u>There is a preference for new sites to be located in the urban area of Lancaster, Morecambe, Heysham or Carnforth as this is where services are generally best provided such as healthcare, education etc. However, it is recognised that identifying sites for gypsy and traveller uses is challenging, with the Council having already undertaken two call for sites processes. Therefore where proposals come forward in sustainable settlements which are in the rural area and meet the other criteria set out in the policy the Council may considered these favourably if it can be demonstrated no suitable sites exist in the urban area.</u>	To provide greater clarity and reflect proposed changes to the policy.	A	
				Replace Criterion III with <u>Are in a sustainable location. Preference will be given to new sites within the urban area of Lancaster, Morecambe, Heysham or Carnforth. However, sites in other Sustainable Settlements in accordance with the Settlement Hierarchy set out in Policy SP2 of the Strategic Policies & Land Allocations DPD will be considered where it can be demonstrated that appropriate sites cannot be provided within the specified urban areas and that the proposal would neither dominate nor be disproportionate to the scale of the existing community.</u>	To provide flexibility and accord ensure greater accordance with the settlement hierarchy in SP2. The wording has been amended from that submitted on Day 9 of the Examination to include reference to the Settlement Hierarchy set out in policy SP2.	B	
				N/A	Criterion IX Are well planned and include soft landscaping and play areas for children where needed it would not be possible to access existing provision safely;	To provide greater clarity and submitted on Day 9 of the Examination.	B
				N/A	Criterion XI Are capable of providing <u>Provide</u> adequate access to all emergency vehicles; and	To provide greater clarity and submitted on Day 9 of the Examination.	B
				N/A	Criterion XII Are currently provided <u>Provide with or where</u> adequate utilities, sanitation facilities, a mains water supply and suitable drainage. can be demonstrated to be able to be provided.	To provide greater clarity and submitted on Day 9 of the Examination.	B
				DM MOD_07 [Continued on next page]	Policy DM10	33	5.80 5.81
34	N/A	Title Policy DM10: Accommodation for <u>Rural</u> Agricultural and Forestry Workers	To ensure consistency with national planning policy as submitted following discussions on Day 5 of the Examination.				

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Mod. Number	Policy no.	Page no.	Para. no.	Proposed amendment	Reason for amendment	Category
				First Paragraph Proposals for residential accommodation for <u>rural</u> agricultural and forestry workers will be supported in principle subject to the following criteria:	To ensure consistency with national planning policy as submitted following discussions on Day 5 of the Examination.	B
				Proposals for new permanent dwellings will only be permitted where they support existing agricultural / forestry / <u>rural based employment</u> activities on well-established agricultural / forestry holdings <u>and rural based businesses</u> provided they meet the following criteria:	To ensure consistency with national planning policy as submitted following discussions on Day 5 of the Examination.	B
				Criterion II The need relates to a permanent full-time worker, or one who is primarily employed in agriculture, or forestry <u>or rural based business</u> and does not relate to a part-time requirement;	To ensure consistency with national planning policy as submitted following discussions on Day 5 of the Examination.	B
				Criterion III The unit and agricultural / forestry / <u>rural based business</u> activity concerned <u>is economically viable</u> and has been established for at least three years and passes the policy test relating to financial soundness set out in Appendix F of this DPD;	To ensure consistency with national planning policy as submitted following discussions on Day 5 of the Examination.	B
			N/A	Third Paragraph If a new dwelling is essential to support a new <u>rural</u> farming activity, whether on a newly-created agricultural or other <u>rural</u> land-based <u>business</u> unit or an established one it should normally for the first three years be provided by a caravan or wooden structure that can be easily dismantled and/or removed. Proposals for temporary dwellings will be expected to satisfy the following criteria:	To ensure consistency with national planning policy as submitted following discussions on Day 5 of the Examination.	B
				Criterion IX Clear evidence is provided by the applicant that the proposed enterprise is <u>economically viable</u> has been planned on a sound financial basis;	To ensure consistency with national planning policy as submitted following discussions on Day 5 of the Examination.	B
DM MOD_07	Policy DM10	35	5.83	Permission for permanent dwellings for agricultural / forestry workers will only be granted for enterprises and activities that are well established and are recognised to be on a sound financial position. Where Policy DM10 and the policy tests set out in Appendix F are successfully addressed, it will be necessary to ensure that such dwellings are kept available for meeting this need for as long as it exists. Therefore applicants can expect appropriate occupancy conditions to be applied to any planning permission.	To ensure consistency with national planning policy as submitted following discussions on Day 5 of the Examination.	A
DM MOD_08	Policy DM11	36	5.88	Additional text to be included: <u>With regard to car parking, such facilities will only be required where the scale or nature of the proposal is significant enough to generate the need for car parking to be provided.</u>	To provide further clarity to the policy.	A
			N/A	Criterion II <u>It can be demonstrated</u> that appropriate facilities and servicing is provided <u>either on site or in close proximity to the site</u> for including refuse disposal, sewerage disposal, a facilities building (which should incorporate toilets, showers and a laundry facility) and re-fuelling facilities.	To provide further clarity to the policy in response to the Inland Waterways comments.	B

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DM MOD_09	Policy DM12	38	N/A	Second Paragraph Developers of strategic sites (sites and amount to be determined by the outcomes of the Strategic Housing Market Assessment) <u>and other small sites</u> will be encouraged to <u>investigate the possibility of making</u> provision for a proportion of serviced plots of land to contribute towards meeting the evidenced demand for self, custom or community-led Housebuilding in the district.	To provide further clarity to the policy and as agreed in the North Lancaster Statement of Common Ground with a further minor amendment.	B
DM MOD_10	Policy DM13		N/A	Criterion II Contribute towards the provision of affordable housing in accordance with Policy DM3, DM6 <u>and the relevant policies of the Arnside & Silverdale AONB;</u>	To provide greater consistency within the Plan.	B
DM MOD_11	Policy DM14	40	N/A	First Paragraph First Sentence Proposals for new employment premises should <u>preferably</u> be located on allocated employment sites, as identified...	To provide consistency within the policy, the wider plan as submitted on Day 9 of the Examination.	B
		41	N/A	Fifth Paragraph <u>The Council will seek to protect allocated for employment purposes under Policies EC1 and EC2 of the Strategic Policies & Land Allocations DPD for their identified employment purpose. Outside of allocated employment areas,</u> the Council will seek the retention of land and buildings that are in an active employment use, have a previous recent history of employment use, or still has an economic value worthy of retention. Proposals that involve the use of employment land for alternative uses, such as residential, will only be permitted where <u>the following criteria are met:</u>	To provide greater consistency in the DPD and as submitted on Day 9 of the Examination.	B
			N/A	Criterion VIII has been demonstrated, through a satisfactory and robust marketing exercise that has taken place over a reasonable period of time (at least 12 months) that an ongoing use of the site / premises is no longer appropriate and viable. Such a marketing exercise should <u>include information on all offers made, together with copies of the sales particulars to demonstrate that the site / premises has been marketed using appropriate media sources at a realistic price for both the existing use and for redevelopment (if appropriate) for other employment uses; or</u>	To provide further clarity to the policy and as submitted on Day 9 of the Examination.	B
DM MOD_12	Policy DM16	45	N/A	<u>Impact Assessment</u> <u>The Council will not expect or require Impact Assessments for proposals which are located within the defined town centres of Lancaster, Morecambe or Carnforth.</u> <u>Outside of City and Town Centre boundaries for Lancaster, Morecambe and Carnforth (as defined on the proposals map), the Council will require an impact assessment in accordance with paragraph 26 of the Framework for any proposals which result in the creation of over 500sqm of gross floorspace.</u>	To provide accuracy to the policy and reflect updates to national planning policy as submitted following discussions on Day 5 of the Examination..	B
DM MOD_13	Policy DM19	49	N/A	Criterion I The proposal generates no more than 150sqm gross floorspace <u>in total;</u>	To provide consistency within the policy and the wider plan and in particular DM16 as submitted as submitted following discussions on Day 5 of the Examination.	B
			N/A	Last Paragraph Retail proposals that exceed 150sqm <u>will</u> should be generally directed towards defined town centres areas as identified in the Local Plan Policies Maps. <u>The cumulative impact of proposals will be considered in terms of the implication on the vitality and viability of defined centres in the locality.</u>	To provide consistency within the policy and the wider plan and in particular DM16 as submitted as submitted following discussions on Day 5 of the Examination.	B

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Mod. Number	Policy no.	Page no.	Para. no.	Proposed amendment	Reason for amendment	Category
DM MOD_14 (Continued on next page)	Policy DM20	49	New	<u>The result of high concentration of hot-food takeaways in a small geographic area can have lead to significant amenity issues in the locality in terms of litter, noise, traffic and odour which can have wider detrimental impacts on the visual amenity of an area. The Council will therefore carefully consider application for new hot-food takeaways to deter clustering of such uses.</u>	As discussed and submitted following discussions on Day 8 of the Examination and to address issues raised in the Statement of Common Ground with Lancashire County Council.	A
			New	<u>Beyond local amenity issues, National planning policy is clear that through both the plan-making and decision-taking processes the aim should be to deliver healthy, inclusive and safe places which, particularly in relation to public health, enable and support healthy lifestyles especially where this addresses identified local health and wellbeing needs. Examples of how this could be achieved include assess to a healthier range of food.</u>		
		50	New	<u>Lancashire County Council Public Health Team have prepared a Public Health Advisory Note on 'Hot Food Takeaways and Spatial Planning' which was published in late 2017. This builds on direction given at a national level and provides greater encouragement to local planning authorities to manage the level of new hot food takeaways to stop the proliferation of such uses which is particularly prevalent in areas of deprivation. This is highlighted through the use of the FEAT mapping tool in relation to the location of takeaways.</u>	As discussed and submitted following discussions on Day 8 of the Examination and to address issues raised in the Statement of Common Ground with Lancashire County Council.	A
			N/A	<u>As Table 7.1 displays both Lancashire and Lancaster have significantly more fast food outlets per 100,000 population than England. Fast food outlets are defined as premises that prepare and supply food that is available quickly covering a range of outlets including (but not limited to) burger bars, kebab and chip shops, fish and chip shops. It excludes outlets classed as bakeries as well as those to be considered cafes or restaurants. However, in the case of large fast food chains, all outlets including those classified as cafes and restaurants are included in the figures.</u> <u>2012 2016 Difference Count of Outlets Rate per 100,000 population Count of Outlets Rate per 100,000 population Actual %England 40,486 77.5 47,928 87.8 +7,442 16%Lancashire 1,028 87.9 1,282 121.9 +254 20%Lancaster 119 84.4 127 89.9 +8 6%Table 7.1: Fast food outlet density in Lancashire and Lancaster and comparisons between 2012 and 2016 (Source: Public Health England)</u>		
	7.20	Improving the health and wellbeing of communities in the district is a key objective of the Local Plan, onely way this can be achieved is to encourage healthy eating. Large concentrations of hot food takeaways within our commercial centres and surrounding schools can have the opposit ion effect by encouraging unhealthy eating habits. <u>Approximately 58% of adults in Lancaster District are classified as overweight or obese (2017/18). Child excess weight is of particular concern as excess weight in reception year children was significantly worse than the England average from 2014/15 to 2016/17 and currently stands at 21.6% for the district . 32.4% of year 6 children in the district are classed as overweight or obese. Obesity levels have continued to rise in recent years with approximately 65% of adults in Lancaster District classified as overweight or obese, 32% of children in the district as similarly classed as overweight or obese.</u>	As discussed and submitted following discussions on Day 8 of the Examination and to address issues raised in the Statement of Common Ground with Lancashire County Council.	A		

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			New	<p><u><i>In Lancaster the ward level percentage of obese children in reception year varies between 6.1% and 12.2% (2013/14 to 2015/16), this compares to an England average of 9.3%. The percentage of obese children in year 6 in Lancaster varies between 11.4% and 22%, this compares to an England average of 19.3%. The aim of this policy is to help assist in reducing these levels by restricting new hot food takeaways within wards where more than 15% of year 6 pupils or 10% of reception pupils are classed as obese.</i></u></p> <p><u><i>In making decisions on hot food takeaways, the Council will have regard to the content of the Public Health Advisory Note and seek advice and guidance from the Lancashire County Council Public Health team in relation to obesity levels within young people.</i></u></p>	As discussed and submitted at the Examination and in the Statement of Common Ground with Lancashire County Council.	A	
			51	N/A	<p>Bullet Point I: It would not result in the clustering of...</p> <p>Criterion II There are two or more consecutive A5 hot food takeaway uses in any one length of frontage. Where hot food takeaway uses already exist in any length of frontage, a gap of at least two non-A5 uses shall be required before a further A5 hot food takeaway use will be permitted in the same length of frontage; <u>or</u></p>	To remove a double negative.	B
			51	N/A	<p>Additional Criterion to hot-food takeaway section <u><i>It would result in additional hot food takeaways in a ward where more than 15% of year 6 pupils or 10% of reception pupils are classed as obese.</i></u></p>	This will provide an extra criterion to DM20 to ensure the aims are effective as submitted following discussions on Day 8 of the Examination and to address issues raised in the Statement of Common Ground with Lancashire County Council.	B
DM MOD_14	Policy DM20	51-52	7.237.24	<p>Table 7.1: Table showing the Percentage of hot-food takeaways within Lancaster District Centres* Figure represents the total number of occupied in the Local Centre Assessment (2017), Morecambe West End has a further 46 units which are vacant.7.23 Up-to-date data and information on the location of hot food takeaways can be obtained by using the FEAT tool (www.feat-tool.org.uk). Further guidance on this issue can also be found in 'Hot Food Takeaways and Spatial Planning – Public Health Advisory Note' which has been prepared by Lancashire County Council Public Health Team.7.24 It is important that clusters or overall number of non-retail uses should not dominate any defined centre which detract from its vitality, viability and overall amenity of the area. Particular issues are reported with the clustering of A5 (hot food takeaways) and A2 (particularly betting shops) although any non-retail use could have a similar impact in aggregate or where they take up large proportions of frontage.</p>	As discussed and submitted following discussions on Day 8 of the Examination and to address issues raised in the Statement of Common Ground with Lancashire County Council.	A	
	Policy DM21	53	N/A	<p>Criterion I Be of a high quality design and sensitive to its visual appearance of on the building on which it is to be sited and the surrounding street scene, in the daytime and the night-time, especially in relation to the surrounding historic environment the case of a Listed Building or within a Conservation Area;</p> <p>Criterion VII The architectural merit of the existing shopfront <u><i>and the character of the wider area;and</i></u></p>		B	
DM MOD_15				<p>Criterion VII The architectural merit of the existing shopfront <u><i>and the character of the wider area;and</i></u></p>	To reduce repetition within the policy.	B	

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				Criterion VIII The existing character of the area;	To reduce repetition within the policy.	B
				Criterion IX The suitability of the overall form, <u>materials</u> , scale and architectural detail in relation to the appearance of the building;	To reduce repetition within the policy.	B
				Criterion X The suitability of materials in relation to the overall appearance of the building.	To reduce repetition within the policy.	B
DM MOD_16	Policy DM22	55		Final Paragraph Developments that are likely to increase harm through visitor pressure within <u>upon</u> internationally designated wildlife sites or designated landscape areas will not be supported.	To provide consistency within the Plan.	B
DM MOD_17	Policy DM23	56		Penultimate Paragraph Developments which are likely to increase harm through visitor pressure <u>upon</u> within or adjacent to internationally designated wildlife sites or in protected landscapes will not be supported.	To provide consistency within the Plan.	B
DM MOD_18	Policy DM25	58		Criterion V ...and amenity of the surrounding area, shops and services, by creating <u>particularly through the creation of</u> an active ground floor street frontage.	To provide further clarity to the policy.	B
DM MOD_19 (Continued on next page)	Policy DM27	60	N/A	First Sub-Title Protection of Recreational Open Space, <u>Sports and Recreational Facilities</u>	To provide clarity to the types of areas covered by the policy as discussed and submitted following discussions on Day 8 of the Examination.	B
				First Paragraph The Local Plan Policies Map identifies a range of designated open spaces, <u>sports and recreational facilities</u> within the district which have been provided for their important value. Proposals that seek to protect and enhance existing designated open spaces, <u>sports and recreational facilities</u> shall be supported by the Council. The Council will not permit the loss of designated open spaces, <u>sports and recreational facilities</u> unless:	To provide clarity to the types of areas covered by the policy as discussed and submitted following discussions on Day 8 of the Examination.	B
				Criterion I An assessment has been undertaken to demonstrate that it <u>the open space</u> is surplus to requirements;	To provide clarity to the types of areas covered by the policy as discussed and submitted following discussions on Day 8 of the Examination.	B
				Criterion II An assessment has been undertaken to demonstrate that it <u>the open space</u> no longer has an economic, environmental or community value, which shall include consultation with key stakeholders and the local community;	To provide clarity to the types of areas covered by the policy as discussed and submitted following discussions on Day 8 of the Examination.	B
				Criterion III The loss of open space resulting from development would be replaced by equivalent or better, high quality provision in a suitable location;	To provide clarity to the types of areas covered by the policy as discussed and submitted following discussions on Day 8 of the Examination.	B
DM MOD_19	Policy DM27	60	N/A	Criterion IV The development is for alternative <u>open space</u> , sports and recreation provision, the benefits of needs for <u>clearly</u> outweigh the loss.	To provide clarity to the types of areas covered by the policy as discussed and submitted following discussions on Day 8 of the Examination.	B

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		60-61		Second Paragraph Development proposals that are adjacent to designated open spaces, <u>sports and recreational facilities</u> will be required to incorporate design measures that ensure that there are no negative impacts on amenity, <u>landscape value</u> , ecological value and functionality of the space. The Council will only permit development that has identified negative impacts on open space, <u>sports and recreational facilities</u> where appropriate mitigation measures or compensation measures have been provided.	To provide clarity to the types of areas covered by the policy as discussed and submitted following discussions on Day 8 of the Examination.	B
				Second Sub-Title The Creation of New Recreational Open Space, <u>Sports and Recreational Facilities</u>	To provide clarity to the types of areas covered by the policy as discussed and submitted following discussions on Day 8 of the Examination.	B
		61		Fourth Paragraph Development proposals located in areas of recognised open space, <u>sports and recreational facility</u> deficiency will be required to provide appropriate contributions towards open space, <u>sports and recreational facility</u> provision, either through the provision of on-site facilities or a financial contribution toward the creation of new off-site open spaces or enhancement of existing <u>open spaces, sports and recreation facilities</u> spaces off-site. Development proposals should give due consideration to the standards and thresholds set out in Appendix D of this DPD in relation to open space requirements or, where appropriate, site specific policies contained within the Strategic Policies & Land Allocations DPD.	To provide clarity to the types of areas covered by the policy as discussed and submitted following discussions on Day 8 of the Examination.	B
				Any provision made for recreational open space, <u>sports or recreational facilities</u> should be fully accessible to the public without any restrictions, and will be provided in addition to any private amenity space or landscaping. Proposals should not have an adverse impact on surrounding residential amenity in terms of light and noise disturbance, with any potential impacts being appropriately mitigated against. The management and maintenance of open space, <u>sports or recreational facilities</u> should address the requirements of Appendix D of this DPD.	To provide clarity to the types of areas covered by the policy as discussed and submitted following discussions on Day 8 of the Examination.	B
DM MOD_20	Policy DM29	64		First paragraph amended to read New developments should <u>be as sustainable as possible and</u> make a positive contribution to the surrounding landscape <u>and/or</u> townscape.	To provide further clarity to the policy following discussions on Day 8 of the Examination.	B
				Amend Accessibility sub-heading title to 'Accessibility <u>and Highway Safety</u> .'	To provide further clarity to the policy.	B
		65	N/A	Penultimate Paragraph: Where major development proposals are likely, due to their size, <u>location</u> and scale, to have an adverse impact on the local and built environment, the Council will <u>encourage</u> expect applicants to make use of local Design Panels to assess such impacts at the pre-application stage. The views and recommendations of Design Panels will be given due consideration in the decision making process.	To provide further clarity to the policy following discussions on day 6 of the Examination.	B
DM MOD_21	Policy DM31	68-69	N/A	<u>The Council will seek to ensure that proposals for all new development, regardless of development, have sought to minimise the levels of air polluting emissions through the construction and operation phases of development through appropriate on-site and off-site mitigation. Development which is located in AQMAs will be carefully considered in terms of their individual and cumulative impacts within the designated area and it will be expected that mitigation is put forward to reduce the air quality impact arising from proposals. The Council would not support proposals which would significantly worsen any emissions or air pollutants where pollution levels are close</u>	To reflect current position on this matter and to ensure that the policy prepared is sound and robust as discussed and submitted following discussions on Day 8 of the Examination.	A

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				<u>to their objective limits. In relation to nitrogen oxide levels 'significantly worsen' means an increase of 0.1µg/m3 or more in the annual mean nitrogen level (all local AQMA's are designated due to likely exceedance of objective standards for nitrogen dioxide). In relation to nitrogen oxide levels 'close to' objective / limit value levels means that the nitrogen dioxide pollution levels are indicated to be at or above 85% of the air quality / limit value).</u>		
				<u>The Council will seek to work with Lancashire County Council in the preparation of a new Supplementary Planning Document relating to Low Emissions and Air Quality which will be based on the outcomes of the District's Air Quality Action Plan and build on the previous work undertaken to prepare a Planning Advisory Note on this matter.</u>	To reflect current position on this matter and to ensure that the policy prepared is sound and robust as discussed and submitted following discussions on Day 8 of the Examination.	A
				<u>All development proposals must demonstrate that they have sought to minimise the levels of air polluting emissions and adequately protect their users, and existing users, from the effects of poor air quality.</u>	To reflect current position on this matter and to ensure that the policy prepared is sound and robust as discussed and submitted following discussions on Day 8 of the Examination.	C
DM MOD_21	Policy DM31	68-69	N/A	<u>Development which is located within an Air Quality Management Area (AQMA), or any development which has the potential to, individually or cumulatively, contribute to increasing levels of air pollution, will be required to demonstrate how either on-site or off-site mitigation measures will be put in place to reduce air quality impact. Any proposal must not significantly worsen any emissions or air pollutants in areas where pollution levels are close to object /limit value levels.</u>	To reflect current position on this matter and to ensure that the policy prepared is sound and robust as discussed and submitted following discussions on Day 8 of the Examination.	C
				<u>Proposals should contribute towards delivering the actions detailed within the Lancaster District Air Quality Action Plan, once in place.</u>		
				<u>Any proposal must not worsen any emissions or air pollutants in areas that could result in a breach of, or worse site-level critical loads for ecosystems within relevant Internationally designated nature conservation sites during both construction and operational phases. Air quality assessments must be submitted for relevant development proposals, as outlined in the Council Validation Guide.</u>	To reflect current position on this matter and to ensure that the policy prepared is sound and robust as discussed and submitted following discussions on Day 8 of the Examination.	C
				<u>All development proposals will be expected to take account of Council's forthcoming SPD on Low Emissions and Air Quality.</u>	To ensure that the policy prepared is sound and robust as discussed on Day 8 of the Examination. The text is reworded from that submitted following Day 8 to accurately reflect the current position.	C
DM MOD_22	Policy DM33	70	10.31	Further sentence to read <u>There are currently no Critical Drainage Areas within the District. However, the Council will continue to work with the Lead Local Flood Authority and the Environment Agency, to periodically consider the need and appropriateness of this position.</u>	To provide further clarity on this matter.	A
		72	N/A	Criterion VI to be amended to read: Sites should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way, <u>in accordance with the SuDS hierarchy; and</u>	To provide further clarity to the policy.	B
				<u>Additional Criterion VII. All proposals for new development should must take account of the Council's most up-to-date Strategic Flood Risk Assessment (or the most up-to-date Council flood risk assessment available) in combination with any other relevant</u>	To address issues discussed on Day 8 of the Examination.	B

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				evidence published by including that of the Lead Local Flood Authority (Lancashire County Council) and the Environment Agency.		
				Last Paragraph Consideration should <u>must</u> be given to the implementation of natural flood management techniques in partnership with the Lune Rivers Trust and other key organisation.	To address issues discussed on Day 8 of the Examination.	B
DM MOD_23	Policy DM34	74	10.46	SuDS can also enhance biodiversity opportunities within new development. Further information on this issue can be found on the Natural England, Environment Agency and RSPB websites. Developments on greenfield sites, particularly those requiring the preparation of a Development Brief will be required to include measures to deal with surface water drainage. Careful consideration should be given to the impacts of water run-off on designated environmental sites.	To provide consistency through the Plan.	A
			10.48	Any drainage proposal will be expected to be <u>included as</u> part of a site-wide strategy to avoid piecemeal development and demonstrate how the site delivers sustainable drainage as part of interconnecting phases, <u>and will be provided early in a development in order not to cause issues whilst a site is partially developed.</u>	To provide further clarity on this matter.	A
			10.51	Approved schemes <u>SuDS that are not adopted by public bodies</u> will be expected to be supplemented by appropriate maintenance and management regimes for the lifetime of any surface water drainage schemes which will be secured by planning condition <u>or planning obligation.</u>	To provide further clarity on this matter.	A
DM MOD_24 (Continued on next page)	Policy DM37	80	N/A	<u>Proposals affecting listed buildings should conserve and, where appropriate enhance those elements which contribute to its significance. All proposals should be based on a thorough understanding of the building's significance.</u>	To provide greater clarity and consistency within the document and as agreed in the Statement of Common Ground with Historic England.	B
			N/A	The significance of a Designated Heritage Asset <u>Listed Building</u> can be harmed or lost through alteration or destruction <u>of those elements which contribute to its special architectural or historic interest</u> a listed building or through development within its setting. <u>Any harm (substantial or less than substantial) to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.</u> Where a development proposal will lead to substantial harm or loss of significance consent will be refused.	To provide greater clarity and consistency within the document and as agreed in the Statement of Common Ground with the additional of reference to substantial and less than substantial harm.	B
DM MOD_24	DM37	80	N/A	Second Paragraph Demolition of Listed Buildings Proposals that involve the s Substantial harm to or total loss of significance of a Listed buildings, including demolition will not be permitted <u>only in exceptional circumstances where</u> unless it can be demonstrated that the substantial harm or loss is necessary to achieve <u>substantial</u> overriding public benefits that outweigh that harm or loss. The following criteria as set out in Paragraph 195 of the National Planning Policy Framework will apply:	To provide greater clarity and consistency within the document and as agreed in the Statement of Common Ground with Historic England.	B
			N/A	Criterion I The nature of the heritage asset prevents all reasonable uses of the site; <u>and</u>	To provide greater clarity and consistency within the document and as agreed in the Statement of Common Ground with Historic England.	B
			N/A	Criterion II That no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; <u>and</u>	To provide greater clarity and consistency within the document and as agreed in the Statement of Common Ground with Historic England.	B

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Mod. Number	Policy no.	Page no.	Para. no.	Proposed amendment	Reason for amendment	Category
				Criterion III That conservation through grant-funding or some form of <i>not for profit</i> , charitable or public ownership is demonstrably not possible; and	To provide greater clarity and consistency within the document and as agreed in the Statement of Common Ground with Historic England.	B
		80-81		Extensions and Alterations to Listed Buildings Proposals that involve the alterations or extensions to Listed Buildings, including any partial demolitions, should be based on an accurate understanding of the significance of the asset and the impact of the proposal on this site. Proposals that involve external and/or internal alterations to a Listed Building would have an adverse impact on the special architectural or historic character of the building and/or their surroundings will not be permitted. The loss of historic fabric simply to accommodate new will not be permitted. New extensions that dominate or distract from the Listed building in terms of siting, style, scale, massing, height or materials used will not be supported by the Council. Reversibility and minimal intervention will also be a key consideration when assessing proposals. Where proposals will lead to less than substantial harm to the significant of the Listed building, this harm should be outweighed by the public benefits of the proposal which includes securing its optimal viable use.	To provide greater clarity and consistency within the document and as agreed in the Statement of Common Ground with Historic England.	B
				Changes of Use and Conversions to Listed Buildings Where planning permission may not be normally granted for the conversion of Listed buildings to alternative uses, favourable consideration may be accorded to schemes which represent the most appropriate way of conserving the building and its architectural and historic significance and setting.	To provide greater clarity and consistency within the document and as agreed in the Statement of Common Ground with Historic England.	B
		81		Eighth Paragraph Listed Buildings and Climate Change The Council will support proposals that seek to reduce the carbon footprint of a Listed Building provided that it <i>does not harm elements that contribute towards the significance of the Listed Building</i> , provided that it respects the historic fabric, character and setting of the building. Development involving the installation of renewable energy equipment on a Listed Building will be acceptable provided that the following criteria are met:	To provide greater clarity and consistency within the document and as agreed in the Statement of Common Ground with Historic England but with the removal of the reference to setting which is dealt with in Policy DM39.	B
				Development involving the installation of renewable energy equipment on a Listed Building will be permitted where it conserves those elements which contribute to its significance and that all of the following criteria have been addressed as part of the design and access statement / heritage statement:	To provide greater clarity and consistency within the document and as agreed in the Statement of Common Ground with Historic England.	B
				Criterion V The energy efficiency of the Listed Building itself has been first appraised and suitable measures, which will not effect its <i>significance</i> character, have already been undertaken;	To provide greater clarity and consistency within the document and as agreed in the Statement of Common Ground with Historic England.	B
				Criterion VIII The locations of equipment on the Listed Building would not detract from <i>elements that contribute towards its significance</i> its character or appearance, either when viewed in close proximity or from a distance; and	To provide greater clarity and consistency within the document and as agreed in the Statement of Common Ground with Historic England.	B

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Mod. Number	Policy no.	Page no.	Para. no.	Proposed amendment	Reason for amendment	Category
DM MOD_24	DM37	81-82		<p><u>Information to Support an Application</u> <u>Permission will not be granted for applications which are not fully justified and accompanied by full information necessary to assess the impact of the proposals on the Listed Building.</u></p> <p><u>Proposals should be accompanied by a statement of significance which should form part of the heritage assessment (which may form part of the design and access statement) to demonstrate that the architectural and historic interest of the structure has been understood and accounted for in any proposals in accordance with paragraph 128 of the National Planning Policy Framework.</u></p> <p><u>Where permission is granted for development which would result in the total or partial loss of a Listed Building, approval will be conditional upon the asset being fully recorded and the record deposited with the Historic Environment Record (HER).</u></p>	To provide greater clarity and consistency within the document and as agreed in the Statement of Common Ground with Historic England.	B
		82		<p><u>Buildings at Risk Proposals which will help to safeguard the significance of and secure a sustainable future for the district's Listed Buildings, especially those identified as being at greatest risk of loss or decay, will be supported</u></p>	To provide greater clarity and consistency within the document and as agreed in the Statement of Common Ground with Historic England.	B
DM MOD_25	Policy DM38	83	N/A	<p>First Paragraph <u>Any Only development proposals and/or alterations to buildings, features and open spaces in Conservation Area should that preserves or enhances the character and appearance of the Conservation Areas will be permitted. Specifically, they will be required to demonstrate that:</u></p>	To provide greater clarity and consistency within the document. As agreed in the Statement of Common Ground with Historic England but with the omission of the requirement for development to preserve <u>and</u> enhance as requested by the Inspector.	B
				<p>Delete Second Paragraph Outline applications for development within Conservation Areas will not be encouraged as details of development would be fundamental in determining impact upon the heritage asset.</p>	To provide greater clarity and consistency within the document and as agreed in the Statement of Common Ground with Historic England.	B
		83-84		<p>Deletion of section <u>Demolition of Buildings within Conservation Areas</u> Proposals that involve the loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area will not be permitted unless it can be demonstrated that the substantial loss or harm is necessary to achieve substantial public benefits that outweigh the harm or loss. All the criteria which are set out within paragraph 133 of the National Planning Policy Framework should be met.</p> <p><u>Where a development proposal will lead to less than substantial harm to the significance of the Conservation Area, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.</u></p> <p><u>No loss will be permitted without taking all reasonable steps to ensure that the new development will immediately proceed after the loss has occurred.</u></p>	To provide greater clarity and consistency within the document and as agreed in the Statement of Common Ground with Historic England.	B
DM MOD_26		84		<p><u>Development within Conservation Areas</u> Development proposals for the re-use, alteration and extension of existing buildings or the creation of new buildings within Conservation Areas will only permitted where it has been demonstrated that:</p>	To provide greater clarity and consistency within the document and as agreed in the Statement of Common Ground with Historic England.	B

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Mod. Number	Policy no.	Page no.	Para. no.	Proposed amendment	Reason for amendment	Category
				Criterion II <i>Proposals will not have an unacceptable impact on the historic street patterns / boundaries, open spaces, roofscape, skyline and setting including important views into and out of the area; and</i>	To provide greater clarity and consistency within the document and as agreed in the Statement of Common Ground with Historic England.	B
DM MOD_26	Policy DM38	84	N/A	<i>Outline applications for development within Conservation Areas will be discouraged as it is expected that a full assessment will be required of the impact that the proposal makes on elements that contribute to the area's significance and understanding.</i>	To provide greater clarity and consistency within the document and as agreed in the Statement of Common Ground with Historic England with amendments with regard to the status of outline applications and reference to substantial and less than substantial harm.	B
				<i>There will be a presumption in favour of the retention of buildings and/or features which make a positive contribution to the special character and appearance of a Conservation Area (as identified within a Conservation Area Appraisal). Any harm (substantial or less than substantial) will be weighed against public benefits arising from the scheme.</i>		
				<i>Substantial harm to the Conservation Area will not be permitted unless it can be demonstrated that the substantial loss or harm is necessary to achieve substantial public benefits that outweigh the harm or loss. All the criteria which are set out within paragraph 133 of the National Planning Policy Framework should be met.</i>		
				<i>Where a development proposal will lead to less than substantial harm to the significance of the Conservation Area, this harm should be weighed against the public benefits of the proposal.</i>		
				Penultimate Paragraph All proposals that are located within a Conservation Area or its setting <i>must be accompanied by a clear Heritage Statement providing details of the proposed development and its impact on the significance of the Conservation Area. They</i> should give due consideration to all relevant policies within the Development Management DPD development.	To provide greater clarity and consistency within the document and as agreed in the Statement of Common Ground with Historic England.	B
		85		Where appropriate, the Council will <i>encourage the</i> make use of Design Panels in determining that proposals are of the highest design standards and mitigate any impacts on the surrounding historic environment.	To provide greater clarity and consistency within the document and as agreed in the Statement of Common Ground with Historic England and as discussed on Day 5 of the Examination.	B
DM MOD_27	Policy DM39	86		First Paragraph The Council recognises the <i>contribution that</i> significance of the setting to of a <i>designated</i> heritage assets <i>can make to its significance</i> . Proposals that fail to preserve or enhance the setting of a designated heritage asset will not be supported. <i>The includes Listed Buildings, Scheduled Monuments, Registered Parks and Gardens and Conservation Areas.</i>	To provide greater clarity and consistency within the document and as agreed in the Statement of Common Ground with Historic England.	B
				Second Paragraph Development proposals <i>which</i> that make a positive contribution to or better reveal the significance of the asset through and its setting will be <i>supported</i> favourably considered.	To provide greater clarity and consistency within the document and as agreed in the Statement of Common Ground with Historic England.	B

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	Policy DM39	87		<u>Harm to the setting of designated heritage assets will only be permitted in exceptional circumstances, where this is clearly justified and where it can be demonstrated that the harm or loss is necessary to achieve substantial public benefits. The criteria set out in Paragraph 133 of the National Planning Policy Framework will apply.</u>	To provide greater clarity and consistency within the document and as agreed in the Statement of Common Ground with Historic England.	B
				Delete Third Paragraph The greater the negative impact on the significance of the designated heritage asset and its setting, the greater the benefits that would be required to justify any approval.	To provide greater clarity and consistency within the document and as agreed in the Statement of Common Ground with Historic England.	B
				Delete Fourth Paragraph Where appropriate, regard should be given to any approved characterisation study or appraisal of heritage assets.	To provide greater clarity and consistency within the document and as agreed in the Statement of Common Ground with Historic England.	B
				Replace Paragraph Four with New Text <u>When assessing a proposal affecting the setting of a designated heritage asset, reference will be made to any existing evidence which may include Conservation Area Appraisals, Heritage Assessments, Landscape or Urban Characterisations and Design Guidance.</u>	To provide greater clarity and consistency within the document and as agreed in the Statement of Common Ground with Historic England with further amendment to the wording to reflect discussions on Day 5 of the Examination.	B
				Fifth Paragraph Development proposals <u>within affecting</u> the setting of designated heritage assets will be expected to include an assessment, which should be undertaken as a series of four steps:	To provide greater clarity and consistency within the document and as agreed in the Statement of Common Ground with Historic England.	B
				Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s) <u>or allow significance to be appreciated;</u>	To provide greater clarity and consistency within the document and as agreed in the Statement of Common Ground with Historic England.	B
				Step 3: assess the effects of the proposed development, whether beneficial or harmful, on the significance <u>or on the ability to appreciate it. This will include consideration of the location and siting of development, form and appearance, wider effects of development and the permanence of development;</u> and	To provide greater clarity and consistency within the document and as agreed in the Statement of Common Ground with Historic England.	B
DM MOD_27	Policy DM39	87	N/A	Step 4: explore the way to maximise enhancement and avoid or minimise harm <u>and provide a statement which sets out necessary mitigation measures to achieving this.</u>	To provide greater clarity and consistency within the document and as agreed in the Statement of Common Ground with Historic England.	B
				<u>All proposals which would impact upon the setting of a designated heritage asset must be accompanied by a clear heritage statement providing details of the proposed development and the assessment outlined in this Policy. They should give due consideration to all relevant policies within the Development Management DPD.</u> <u>Where appropriate, the Council will encourage the use of Design Panels in determining that proposals are of the highest design standards and mitigate any impacts on the surrounding historic environment.</u>	To provide greater clarity and consistency within the document and as agreed in the Statement of Common Ground with Historic England.	B
DM MOD_28	Additional text to support New	87-88		<u>Registered Parks and Gardens Designated landscapes that are considered to be of national importance are included on The Register of Parks and Gardens of Special Historic Interest in England. The register is maintained by Historic England on behalf of the Government. They are graded according to their quality and importance as Grade I, II* and II in descending order. Registered Parks and Garden do not enjoy</u>	To support the inclusion of a new policy in relation to Historic Parks and Gardens (see separation modification).	A

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	Policy DM40 Historic Parks and Gardens			<u>any additional legal protection but are designated heritage assets as set out in the NPPF. As such, when permission is required, the significance of a registered park or garden or its setting will be taken into account. Planning permission will not be granted for proposals that would harm the historic structure, character, principle components or setting of an area included in the Register of Parks and Gardens of Special Historic Interest in England. Where feasible, the Council will seek the removal of structures and uses that detract from the special historic interest of these historic parks and prepare plans to restore them. New landscaping, planting and other works within these parks should respect their historic landscape design and seek to preserve and enhance their character.</u>		
DM MOD_29	Additional Policy DM40 Historic Parks and Gardens Policy	87-88		Policy DM40: <u>Registered Parks and Gardens</u> <u>Proposals that harm the significance of a designated Park and Garden will not be permitted.</u> <u>Proposals affecting a historic park and garden or its setting should ensure that development does not detract from the enjoyment, layout, design character or appearance of that landscape, cause harm to key views from or towards these landscapes or, where appropriate, prejudice their future restoration.</u> <u>Opportunities for their conservation and enhancement will be supported.</u>	To provide greater clarity and consistency within the document and as agreed in the Statement of Common Ground with Historic England but with the deletion of the reference to setting in the first paragraph to prevent duplication.	C
DM MOD_30	Policy DM41	89		<u>Where a Non-Designated Heritage Asset is affected by a development proposal, the effect of the application on its significance will be taken into account, and there will be a presumption in favour of conserving and, where appropriate, enhancing those elements which contribute to its significance. All proposals which would impact upon a Non-Designated Heritage Asset must be accompanied by a Heritage Statement describing the significance of the heritage asset, including any contribution made by its setting, as well as providing details of the proposed development and its impact on the significance of the Non-Designated Heritage asset. The scale of harm or the loss of that significance will be weighed against the public benefits of the proposal in accordance with national planning policy.</u>	To provide greater clarity and consistency within the document and as agreed in the Statement of Common Ground with Historic England.	B
				Delete First Sentence of First Paragraph Where a non-designated heritage asset is affected by development proposals, there will be a presumption in favour of its retention. Any loss of the whole or part of such an asset...	To provide greater clarity and consistency within the document and as agreed in the Statement of Common Ground with Historic England.	B
				Delete Second Paragraph Any special features that contribute to an asset's significance should be retained and reinstated, where possible, in accordance with paragraph 135 of the National Planning Policy Framework.	To provide greater clarity and consistency within the document and as agreed in the Statement of Common Ground with Historic England.	B
				Penultimate Paragraph Proposals within <u>affecting</u> the setting of a <u>Non-Designated Heritage Asset</u> will be required to give due consideration to its significance and ensure that this is <u>conserved</u> protected or enhanced where possible.	To provide greater clarity and consistency within the document and as agreed in the Statement of Common Ground with Historic England.	B
DM MOD_30	Policy DM41	89	Last Paragraph New buildings and any associated landscaping within the curtilage of a <u>Non-Designated Heritage Asset</u> , or in close proximity to, should ensure that the setting is not compromised. Positive settings should be protected, preserved <u>or</u> and	Amendment to ensure consistency with National Policy and as instructed by the Inspector during Day 6 of the Examination.	B	

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				where possible enhanced by new development which assists in better revealing the significance of the asset.		
				<i>Where appropriate, the Council will encourage the use of Design Panels in determining that proposals are of the highest design standards and mitigate any impacts on the surrounding historic environment.</i>	To provide greater clarity and consistency within the document and as agreed in the Statement of Common Ground with Historic England.	B
		90		First Paragraph Development proposals that would have an adverse impact on nationally significant archaeological assets or their settings (whether scheduled or not) will not be permitted.	To provide greater clarity and consistency within the document and as agreed in the Statement of Common Ground with Historic England.	B
		90-91		<i>Development proposals should conserve or enhance those elements which contribute towards the significance of a Scheduled Monument or an archaeological site of national importance. Harm to such elements will only be permitted where it is clearly justified and outweighed by the benefits of the proposal. Substantial harm or total loss of the significance of a scheduled monument or a site of national significance will be permitted only in exceptional circumstances. Proposals affecting archaeological sites of less than national importance should conserve those elements which contribute to their significance in line with the importance of the remains. Where development affecting such sites is acceptable in principle, the Council will ensure mitigation of damage through preservation of the remains in situ as a preferred solution. When in situ preservation is not justified, the developer will be required to make adequate provision for excavation and recording before or during development. Subsequent analysis, publication and dissemination of the findings will be required to be submitted to the local planning authority and deposited with the Historic Environment Record. The ability to record should not be a factor in deciding whether such a loss should be permitted.</i>	To provide greater clarity and consistency within the document and as agreed in the Statement of Common Ground with Historic England with alterations to conserve or/and preserve as instructed by the Inspector.	B
			91	Third Paragraph Where development affecting such sites is acceptable in principle, the Council will ensure mitigation of damage through preservation of remains in situ as a preferred option.	To provide greater clarity and consistency within the document and as agreed in the Statement of Common Ground with Historic England.	B
				Fourth Paragraph The Council will seek the preservation of archaeological assets unless it is not justified (for example where the need for development outweighs the importance of the asset). In these circumstances, the development will not be permitted to commence until satisfactory provision has been made for a programme of investigation and recording. However, the ability to record should not be a factor in deciding whether such a loss should be permitted.	To provide greater clarity and consistency within the document and as agreed in the Statement of Common Ground with Historic England.	A
DM MOD_32 Continued on next page)	Policy DM46	102		<u>Development affecting Local Landscape Designations</u> Key Urban Landscapes <u>and</u> Urban Setting Landscapes and the wider Open Countryside are three <u>two</u> local landscape designations identified on the Local Plan Policies Map. The contribution that these designations make to the character and setting of the urban areas will be conserved and important natural features safeguarded, providing particular regard to the historic townscape <u>and built form</u> of the urban areas. Within these areas the Council will only support development that preserves the open nature of the area and the character and appearance of its	To be consistent with the wider plan and be consistent with the evidence base.	B

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Mod. Number	Policy no.	Page no.	Para. no.	Proposed amendment	Reason for amendment	Category
				surroundings in accordance with Policy EN7 of the <u>Strategic Policies & Land Allocations</u> DPD.		
				Delete second and third sentence of the 9th paragraph The Council propose to prepare additional guidance for managing recreational pressure on Morecambe Bay. Development proposals that seek to introduce further recreation pressure onto Morecambe Bay will be required to have due regard to this guidance.	Additional guidance is no longer being prepared	B
DM MOD_32	Policy DM46	103	12.46	Key Urban Landscapes are identified as those areas within the main urban areas which are <u>integral to the built form of the district, providing a setting for important features and/or heritage assets. They play an important role in defining the townscape of the main urban area and are inextricably linked to the experience of the wider setting of these features. These areas also provide amenity value for local residents and the wider community. The amenity value of these areas is protected by other policies within the Local Plan. In comparison, Urban Setting Landscapes are peripheral to the built form and located only on the edge of the main urban area. They are identified because they provide a visual frame for the urban area, providing an important role in the setting of existing development, and providing a significant context or legibility to features within the wider landscape.</u> of value in their own right in relation to their visual and amenity value as well as their role in providing the setting for important heritage assets. Urban Setting Landscapes are defined as these areas that whilst not necessarily important in their own right provide an important role in the setting of the main urban areas of the district. Such areas are usually located on the edge of the main urban area.	To be consistent with the evidence base and provide consistency with EN7.	A
DM MOD_33	Policy DM47	105		Criterion IV The conservation or enhancement of sites of heritage, biodiversity or geodiversity value;	To be consistent with the evidence base and to reflect the Statement of Common Ground with Historic England.	B
DM MOD_34	Policy DM50	108	N/A	Additional paragraph to read <u>Development proposals within the North Lancaster Green Belt will be considered in accordance with national planning policy and inappropriate development will be resisted.</u>	To provide further clarity to the policy as submitted following discussions on Day 5 of the Examination.	B
				First Sentence The re-use of buildings within the Green Belt will be considered <u>not inappropriate</u> where:	To ensure consistency with national planning policy as submitted following discussions on Day 5 of the Examination.	B
		109		Criterion II Strict control is exercised over the extension of re-used buildings <u>so that it does not result in disproportionate additions over and above the size of the original building;</u> and over any associated uses of land surrounding the building that might conflict with the openness of the Green Belt and the purposes of including land in it;	To ensure consistency with national planning policy as submitted following discussions on Day 5 of the Examination.	B
				Second paragraph The Council will not permit extensions to existing dwellings that <u>result in disproportionate additions over and above the size of the original building.</u> create an adverse impact on the openness of the Green Belt.	To ensure consistency with national planning policy as submitted following discussions on Day 5 of the Examination.	B

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Mod. Number	Policy no.	Page no.	Para. no.	Proposed amendment	Reason for amendment	Category
				Criterion VI The <i>new dwelling is not materially larger than the one it replaces design, volume and massing of the proposal does not materially harm the openness of the Green Belt through excessive scale, bulk or visual intrusion;</i> and	To ensure consistency with national planning policy as submitted following discussions on Day 5 of the Examination.	B
DM MOD_35	Policy DM52	113		Add Paragraph After Critieron XIV. <i>Caravan, Chalet, Camping Pod and Log Cabin owners and occupiers are to be provided with a 'Visitor Pack' to include details of the sensitivities of the nearby environmental designations and the wider Morecambe Bay coastline to recreational pressure, and promote the use of alternative areas for recreation such as public open space.</i>	To ensure compliance with the findings of the HRA and in accordance with discussions with Natural England.	B
DM MOD_36 (Continued on next page)	Policy DM53	114-115		<i>The Council will support proposals for renewable and low carbon energy schemes, including ancillary development, where the direct, indirect, individual and cumulative impacts on the following considerations are, or will be made, acceptable (unless material considerations indicate otherwise):</i> <i>I. As a result of its scale, siting or design impacts on the landscape character, visual amenity, biodiversity, geodiversity, flood risk, townscape and historic assets of the district, highway safety, aviation and defence navigation system/communications are satisfactorily addressed;</i> <i>II. The amenities of sensitive neighbouring uses and local residents are minimised (including by virtue of noise, dust odour, shadow flicker, air quality or traffic);</i> <i>III. The wider environmental, economic, social and community benefits directly related to the scheme outweigh any significant adverse effects; and</i> <i>IV. The proposal is consistent with other relevant policies within the local development plan.</i>	To reflect the request from the Inspector that the policy be re-worded to reflect the National Policy and Guidance.	B
DM MOD_36	Policy DM53	115-116	N/A	<i>Proposals for wind turbines will only be supported where they are located within an area identified as suitable for wind energy as shown on the Local Plan Policies Map and in Figure 1 (Areas identified as suitable for Wind Energy). Wind turbines in the areas identified as suitable for wind energy will be considered acceptable where the development can be positively assessed against the criteria outlined in (I) to (IV), National Planning Policy, the relevant Ministerial Statements and/or Guidance and following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.</i>	To reflect the request from the Inspector that the policy be re-worded to reflect the National Policy and Guidance.	B
		118		Map to be retitled Figure 14.1. Further wording to read: <i>Areas that are not covered by the constraints highlighted in Figure 14.1 are areas that are considered to be suitable for wind energy development (subject to compliance with other planning policy considerations)</i>	To provide further clarity on this matter.	A

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Mod. Number	Policy no.	Page no.	Para. no.	Proposed amendment	Reason for amendment	Category
DM MOD_37	Policy DM57	123		<u>Within national planning policy, guidance is provided on how health should be considered by the planning system. It is clear that as part of delivering on the social dimension of sustainable development that planning has a role in supporting and developing strong, vibrant and healthy communities.</u>	To provide further clarity on this matter and to reflect discussions and submissions made on Day 8 of the Examination.	A
				<u>National planning policy is clear that through both plan-making and decision-taking processes that there is a need to take account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community.</u>		
		124		This will depend on the nature and scale of such development which should be discussed at a pre-application stage with both the Local Planning Authority and Lancashire County Council Public Health team. <u>Proposals should have due regard to all relevant policies with the Local Plan, in particular Policies DM20, DM27, DM55 and DM60 of the Development Management DPD.</u>	To provide further clarity to the policy as discussed and submitted following discussions on Day 8 of the Examination.	B
DM MOD_38	Policy DM58	125	16.5	CIL has been promoted by the Government as a more effective and transparent way of securing financial contributions from development and sought to replace the mechanism of Section 106 agreements. However, in 2016 the Government launched a review of the CIL system to consider its relative success in generating funds for infrastructure projects. The CIL Review was published in February 2017 and concluded that whilst CIL had generated significant benefits for authorities who had applied a CIL Charge but the level of authorities applying the Levy was intermittent resulting in impacts on development delivery. Accordingly the Government has been considering amendments to the tariff based system which seeks to streamline the system and provide a more standardised approach.	To provide a factual update on this matter.	A
			16.7	<u>The Government undertook a consultation on draft amendments to the CIL Regulations in December 2018 and issued its response in June 2019. The Government recognises the importance of developer contributions have to play in delivering the infrastructure that new homes require. Amendments to the Regulations are proposed to make the system less complex and more transparent. Proposed amendments include the removal of restrictions on the pooling of s106 agreements.</u> Given the uncertainties over the future Government approach, the Council has yet to commence work on a new tariff based system in order to assist with the delivery of strategic infrastructure needs. Given the level of growth anticipated through the course of the plan period it is important that a tariff on new development is delivered to assist in financing strategic infrastructure needs for the district. As a result work has commenced on investigating the viability of a CIL charge, the outcomes of which will influence the Council's decision over whether to pursue the preparation of a CIL charging schedule during 2018 to supplement the content of the Local Plan.	To provide a factual update on this matter.	A
		126	16.8	<u>The Council is undertaking work with a view to adopting CIL to fund the wider infrastructure necessary for the delivery of the growth planned for.</u>	To provide a factual update on this matter.	A

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Mod. Number	Policy no.	Page no.	Para. no.	Proposed amendment	Reason for amendment	Category
DM MOD_39	Policy DM59	130	N/A	Second Paragraph For smaller schemes the Council will <u>encourage</u> expect FTTP to be provided where <u>it is practical and viable to do so.</u>	To provide greater clarity within the policy and to reflect discussions on Day 8 of the Examination.	B
DM MOD_40	Policy DM61	133		Criterion I Maintain and where possible improve the existing pedestrian infrastructure <u>in accordance with Policy T2 of the Strategic Policies and Land Allocations DPD,</u> including the Public Rights of Way (PROW) and green infrastructure network;	To ensure consistency within the plan.	B
DM MOD_40	Policy DM61	134		Last Paragraph The Council will, where possible, support the growth of the local cycling network within the district (as defined in <u>Policy T2 of the Strategic Policies and Land Allocations DPD</u>) to encourage and maintain the growth of cycle usage as a viable and suitable form of transport, and recognise the value of such a network in creating a coherent network of green infrastructure. Support will be given to proposals that seek to enhance and improve the existing network, in accordance with the County Council's Cycling and Walking Strategy <u>and Policy T2.</u>	To ensure consistency within the plan.	B
DM MOD_41	Policy DM63	136		Fourth Paragraph The 'Travel Plan' will also be required where the development involves significant residential, commercial or employment development or non-residential institutions including schools, colleges, and universities <u>and hospitals.</u>	To provide greater clarity within the policy.	B
DM MOD_42	Policy DM64	137-138	N/A	Improvement to highway capacity on the A6 Corridor <u>between Lancaster City Centre and Galgate</u> in South Lancaster Improvement to traffic management in Lancaster City Centre <u>to provide greater priority to public transport, pedestrian and cycling movements</u> Improvements to connectivity around Morecambe Bay <u>improving rail services and improving cycling and walking linkages</u> Enhancing the role of Ultra Low Emission Vehicles Investigating the role of <u>Establishing a New Bus Rapid Transit System</u> between South Lancaster - Lancaster City Centre - <u>Junction 34 Park and Ride</u> - Morecambe - Heysham	To provide further clarity to the policy and the reflect discussions on Day 7 of the examination.	B
		138		<u>Proposals which by their scale, location and nature, to compromise the delivery of strategic highway and transport improvements in the district, as outlined in the Highways and Transport Masterplan, will not be supported. Where appropriate the Council may seek contributions towards the delivery of new infrastructure to achieve the aims and objectives set out in the Highways and Transport Masterplan where such contributions are reasonable and directly related to the development proposed in line with national planning policy.</u>	To provide further clarity to the policy and the reflect discussions on Day 7 of the examination.	B
DM MOD_43	N/A	141		Built Up Area <u>Land/buildings within the named Regional Centre, Key Service Centres, Sustainable Rural Settlements and Rural Villages as specified in the (Draft) Strategic Policies and Land Allocations DPD Policies SP2 and SP3, and the Local Service Centres and Small Villages within the Arnside and Silverdale AONB, as set out in Policy AS01. The non-built up area is any land/buildings outside of the areas as defined above</u>	To provide further clarity to the DPD.	A
	N/A	143		Landscape Capacity <u>An approach to planning in the AONBs that allocates and permits development only</u>	To provide further clarity to the DPD.	A

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Mod. Number	Policy no.	Page no.	Para. no.	Proposed amendment	Reason for amendment	Category
				<u>where it will not harm the primary purpose of the designation, which is to conserve and enhance the natural beauty, wildlife and cultural heritage of the area. This requires an objective assessment of the landscape and visual impact resulting from potential development.</u>		
DM MOD_44		159		The following standards provide a number of spaces required as a maximum	To provide clarity to the DPD and to reflect discussions on Day 7 of the examination.	A
				Additional Standards to read: City Centre Locations - 1 per resident staff and 1 per 10 beds District and Local Centres - 1 per resident staff and 1 per 5 beds All other areas - 1 per resident staff and 1 per 5 beds Disabled parking up to 200 bays - 3 bays or 6% of total Disabled parking more than 200 bays - 2 bays or 4% of total Bicycles - 1 per 3 beds Motorbikes - 1 per 100 beds (min. 2)	To provide further clarity to the document.	A

3. Revisited Assessments

1.1 Category C Main Modifications

Table 3-1 presents the Main Modifications in Category C i.e. those Main Modifications that, during the screening in Chapter 2, were seen as having the potential to alter existing assessments in the SA and therefore require further consideration.

Table 3-1: Main Modifications that could potentially alter existing assessment findings in the SA and require further consideration

Main Modification ref.	Modified policy
Throughout document	Policy references and name changes throughout document
DM MOD_21	Policy DM31
DM MOD_29	DM40 Historic Parks and Gardens Policy

1.2 Policy references and names

As a result of the Main Modifications the number and name of some policies has changed. This has resulted in some of the policy references and names in the Published SA being out of date. Table 3-2 sets out the original policy numbers and names (i.e. those that were referred to in the Published SA) alongside the new references and names for those that have changed. DM40: Registered Parks and Gardens is a new policy.

Table 3-2: Original versus new policy references and names

Publication SA		New	
Policy no.	Name	Policy no.	Name
DM10	Accommodation for Agricultural and Forestry Workers	DM10	Accommodation for Rural Workers
n/a	n/a	DM40	Registered Parks and Gardens
DM40	Development Affecting Non-Designated Heritage Assets or their Settings	DM41	Development Affecting Non-Designated Heritage Assets or their Settings
DM41	Archaeology	DM42	Archaeology
DM42	Green Infrastructure	DM43	Green Infrastructure
DM43	The Protection and Enhancement of Biodiversity	DM44	The Protection and Enhancement of Biodiversity
DM44	Protection of Trees, Hedgerows and Woodland	DM45	Protection of Trees, Hedgerows and Woodland
DM45	Development and Landscape Impact	DM46	Development and Landscape Impact
DM46	Economic Development in Rural Areas	DM47	Economic Development in Rural Areas
DM47	Diversification of Agricultural Premises	DM48	Diversification of Agricultural Premises
DM48	The Re-Use and Conversion of Rural Buildings	DM49	The Re-Use and Conversion of Rural Buildings
DM49	Development in the Green Belt	DM50	Development in the Green Belt
DM50	Equine Related Development	DM51	Equine Related Development
DM51	Holiday Caravans, Chalets, Camping Pods and Log Cabins	DM52	Holiday Caravans, Chalets, Camping Pods and Log Cabins
DM52	Renewable and Low Carbon Energy Generation	DM53	Renewable and Low Carbon Energy Generation
DM53	Upgrades to the National Grid	DM54	Upgrades to the National Grid
DM54	Neighbourhood Planning	DM55	Neighbourhood Planning

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Publication SA		New	
Policy no.	Name	Policy no.	Name
DM55	Protection of Local Services and Community Facilities	DM56	Protection of Local Services and Community Facilities
DM56	Health and Well-being	DM57	Health and Well-being
DM57	Infrastructure Delivery and Funding	DM58	Infrastructure Delivery and Funding
DM58	Telecommunications and Broadband Improvements	DM59	Telecommunications and Broadband Improvements
DM59	Enhancing Accessibility and Transport Linkages	DM60	Enhancing Accessibility and Transport Linkages
DM60	Walking and Cycling	DM61	Walking and Cycling
DM61	Vehicle Parking Provision	DM62	Vehicle Parking Provision
DM62	Transport Efficiency and Travel Plans	DM63	Transport Efficiency and Travel Plans
DM63	Lancaster District Highways and Transport Masterplan	DM64	Lancaster District Highways and Transport Masterplan
DM64	The Enforcement of Planning Controls	DM65	The Enforcement of Planning Controls
DM65	Enforcement Action against Untidy Sites and Buildings	DM66	Enforcement Action against Untidy Sites and Buildings

1.3 Policy DM31

The wording of Policy DM31: Air Quality Management and Pollution was previously:

“All development proposals must seek to minimise the associated emission of harmful air pollutants during operational phases. They must avoid causing or worsening a breach of an air quality objective level or limit value, or exposing those who use and occupy the site to unacceptable adverse exposure. They must also avoid worsening any emissions of air pollutants in areas that could result in a breach of, or worsen site-level critical loads for ecosystems within relevant European designated nature conservation sites during both construction and operational phases.

Where proposals are located within or have the potential to adversely affect an Air Quality Management Areas (AQMAs) the Council will encourage and promote opportunities for new development to deliver net reductions in air emissions through on-site or off-site measures, for instance increasing the number of electric charging points. The Council will seek to prepare a Supplementary Planning Document on the matters of Air Quality and Low Emission Vehicles which will provide further guidance and information on this matter.

The developer must take these aims into account with regards choice of location, building design and transport arrangements. They are also likely to need to apply additional on-site mitigation and where the latter is not sufficient to meet the policy aim, a further financial contribution towards local air quality management off-site emission reduction measures may then be required and considered as part of mitigation / offsetting proposals. This contribution will be based on the calculated associated air pollutant damage costs.

Accompanying guidance provides details on site classification with reference to impacts on existing Air Quality Management Areas (AQMAs), standard mitigation requirements and assessment requirements to demonstrate impact and mitigation performance levels. The latter includes the appropriate use of both mass emission and pollutant concentration assessment methods.”

Policy DM31 has been modified to now read:

“All development proposals must demonstrate that they have sought to minimise the levels of air polluting emissions generated and adequately protect their new users, and existing users, from the effects of poor air quality.

Development which is located within an Air Quality Management Area (AQMA), or any development which has the potential to, individually or cumulatively, contribute to increasing levels of air pollution, will be required to demonstrate how either on-site or off-site mitigation measures will be put in place to reduce the air quality impact. Any proposal must not significantly worsen any emissions or air pollutants in areas where pollution levels are close to objective / limit value levels.

Proposals should contribute towards delivering the actions detailed within the Lancaster District Air Quality Action Plan, once in place.

Any proposal must not worsen any emissions or air pollutants in areas that could result in a breach of, or worsen, site-level critical loads for ecosystems within relevant Internationally designated nature conservation sites during both construction and operational phases. Air Quality Assessments must be submitted for relevant development proposals, as outlined in the Council’s Validation Guide.

All development proposals will be expected to take account of the Council’s forthcoming SPD on Low Emissions and Air Quality.”

It is considered that the modifications to this policy could potentially alter the findings in the assessment of the policy in the published SA, particularly with regards to potential impacts on the health of local people. The updated SA assessment of the modified Policy DM31 is presented in Table 3-3. The key changes to the assessment of DM31 from the assessment presented in the publication SA is a revised assessment against SA Objective S3.

Table 3-3: Updated assessment of Policy DM31: Air Quality Management and Pollution

SA Objective	Score	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
S1 To reduce crime, disorder and fear of crime and reduce exposure to hazards	O	n/a	n/a	There is no clear link between the policy and this SA Objective.
S2 To ensure there is housing to meet all needs	O	n/a	n/a	There is no clear link between the policy and this SA Objective.
S3 To improve physical and mental health for all and reduce health inequalities	+	Indirect Short-, Medium- and Long- Term Reversible Medium	Across the District but particularly within AQMAs	Poor air quality, especially that which is associated with particulate matter pollution, can have significant, long-term adverse effects on health and well-being. Policy DM31 would be expected to help ensure that air quality in Lancaster improves over the Plan period and subsequently the policy could help to reduce negative health impacts associated with areas of poor air quality, particularly for people living in or near AQMAs.
S4 To encourage lifelong learning	O	n/a	n/a	There is no clear link between the policy and this SA Objective.
S5 To improve sustainable access to basic goods, services and amenities for all groups	O	n/a	n/a	There is no clear link between the policy and this SA Objective.
EC1 To encourage thriving local economies	O	n/a	n/a	There is no clear link between the policy and this SA Objective.
EC2 To ensure key economic drivers are strong	O	n/a	n/a	There is no clear link between the policy and this SA Objective.
EC3 To ensure the workforce meets local economic needs	O	n/a	n/a	There is no clear link between the policy and this SA Objective.
EC4 To encourage economic inclusion	O	n/a	n/a	There is no clear link between the policy and this SA Objective.
EN1 To limit and adapt to climate change	+	Short-, Medium- and Long- term Indirect Reversible Medium	Across the District	DM31 would be expected to make a major contribution towards reducing pollution and emissions in Lancaster. Whilst the intention is predominantly focussed on improving air quality, these emissions would be likely to include a variety of greenhouse gases, such as CO2 associated with transport, and so it is considered to be likely that DM31 would also contribute towards reducing Lancaster's carbon footprint.
EN2 To protect and enhance the quality of water features and resources	O	n/a	n/a	There is no clear link between the policy and this SA Objective.
EN3 To protect and enhance biodiversity	+	Short-, Medium-	Across the District	Improvements to air quality can help to protect habitats sensitive to certain pollutants, such as those that are vulnerable to the impacts of atmospheric nitrogen deposition. DM31 specifically states that proposals must

SA Objective	Score	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
		and Long-Term Direct & Indirect Reversible High		not worsen any emissions or air pollutants in areas that could result in a breach of, or worsen, site-level critical loads for ecosystems within relevant Internationally designated nature conservation sites during both construction and operational phases. The
EN4 To protect and enhance landscape and townscape character and quality	O	n/a	n/a	There is no clear link between the policy and this SA Objective.
EN5 To ensure the sustainable use of natural resources	O	n/a	n/a	There is no clear link between the policy and this SA Objective.
EN6 To increase energy efficiency and require the use of renewable energy sources	O	n/a	n/a	There is no clear link between the policy and this SA Objective.
EN7 To protect and enhance the historic environment and heritage assets	O	n/a	n/a	There is no clear link between the policy and this SA Objective.
EN8 To protect and improve air quality	++	Short-, Medium- and Long-Term Direct & Indirect Reversible High	Across the District	DM31 would be expected to make a major contribution towards ensuring that air quality across Lancaster, and particularly at AQMAs, improves over the Plan period as a result of new development being required to evidence its impacts on air quality and to adopt appropriate avoidance or mitigation measures.
EN9 To minimise waste, increase re-use and recycling	O	Indirect Medium- and Long-Term Reversible High	n/a	There is no clear link between the policy and this SA Objective.

1.4 Policy DM40

Policy DM40: Registered Parks and Gardens is a new policy. The proposed policy wording is as follows:

“Proposals that harm the significance of a designated Park and Garden will not be permitted.

Proposals affecting a historic park and garden or its setting should ensure that development does not detract from the enjoyment, layout, design character or appearance of that landscape, cause harm to key views from or towards these landscapes or, where appropriate, prejudice their future restoration.

Opportunities for their conservation and enhancement will be supported.”

The Council have proposed this new policy in order to provide greater clarity and consistency within the Plan and to conform with the Council's Statement of Common Ground with Historic England.

The SA assessment of this new policy is presented in Table 3-4.

Table 3-4: SA assessment of new policy DM40: Registered Parks and Gardens

SA Objective	Score	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
S1 To reduce crime, disorder and fear of crime and reduce exposure to hazards	O	n/a	n/a	There is no clear link between policy DM40 and this SA Objective.
S2 To ensure there is housing to meet all needs	O	n/a	n/a	There is no clear link between policy DM40 and this SA Objective.
S3 To improve physical and mental health for all and reduce health inequalities	O	n/a	n/a	There is no clear link between policy DM40 and this SA Objective.
S4 To encourage lifelong learning	+	Medium- and Long-term Indirect Reversible Medium	Across the District	The protection of heritage enables an important learning resource to be retained.
S5 To improve sustainable access to basic goods, services and amenities for all groups	O	n/a	n/a	There is no clear link between policy DM40 and this SA Objective.
EC1 To encourage thriving local economies	O	n/a	n/a	There is no clear link between policy DM40 and this SA Objective.
EC2 To ensure key economic drivers are strong	+	Medium- and Long-term Indirect Reversible Medium	Across the District	Cumulatively with other policies (DM37 – DM42), the preservation of the District’s heritage assets can help encourage people to visit, live and work here. They are important for creating a sense of place, character, quality appearance and ultimately encourage tourism.
EC3 To ensure the workforce meets local economic needs	O	n/a	n/a	There is no clear link between policy DM40 and this SA Objective.
EC4 To encourage economic inclusion	O	n/a	n/a	There is no clear link between policy DM40 and this SA Objective.
EN1 To limit and adapt to climate change	O	n/a	n/a	There is no clear link between policy DM40 and this SA Objective.
EN2 To protect and enhance the quality of water features and resources	O	n/a	n/a	There is no clear link between policy DM40 and this SA Objective.

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SA Objective	Score	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
EN3 To protect and enhance biodiversity	+	Medium- and Long-term Indirect Reversible Medium	Across the District	Historic parks and gardens can be of a high biodiversity value and play an important role in the local ecological network. Their preservation and enhancement would be likely to help protect this positive influence they have on Lancaster's biodiversity network. The policy seeks to protect the character and appearance and to prevent prejudicing their restoration, which would be likely to help ensure that green infrastructure features such as trees and hedgerow are conserved.
EN4 To protect and enhance landscape and townscape character and quality	+	Medium- and Long-term Indirect Reversible Medium	Across the District	Registered parks and gardens are important features and designations in the District's landscape and townscape character. Their protection, enhancement and restoration would be likely to benefit the character of the surrounding area.
EN5 To ensure the sustainable use of natural resources	O	n/a	n/a	There is no clear link between policy DM40 and this SA Objective.
EN6 To increase energy efficiency and require the use of renewable energy sources	O	n/a	n/a	There is no clear link between policy DM40 and this SA Objective.
EN7 To protect and enhance the historic environment and heritage assets	++	Medium- and Long-term Indirect Reversible Medium	Across the District	DM40 would be expected to make a major positive contribution towards protecting and enhancing the historic environment in Lancaster due to the preservation, enhancement and restoration it seeks to secure for the District's registered parks and gardens.
EN8 To protect and improve air quality	O	n/a	n/a	There is no clear link between policy DM40 and this SA Objective.
EN9 To minimise waste, increase re-use and recycling	O	n/a	n/a	There is no clear link between policy DM40 and this SA Objective.

4 Conclusion

This Addendum provides an update to the published Strategic Environmental Assessment (SEA) and Sustainability Appraisal (SA) of the Lancaster Local Plan Part 2: Development Management on behalf of Lancaster City Council that was published on 9 February 2018.

Post-Submission Main Modifications presented in Table 2-1 are substantive changes to the Development Management DPD. They have all been screened to determine whether they render the existing SA assessments of policies inaccurate or out of date and thus necessitate revisiting assessments, findings and conclusions in the published SA (February 2018).

The Main Modifications resulted in changes to the names and references to policies throughout the Plan Part 2. As a result, the names and references in the published SA Report are out of date. Chapter 3 of this Addendum provides clarity over how the names and references have changed as a result of the Main Modifications.

It was considered that Modification number 21 required revisiting and updating the assessment of Policy DM31. The updated assessment is presented in Chapter 3. Only positive sustainability impacts of the policy were predicted.

Modification 29 includes a new policy, Policy DM40: Historic Parks and Gardens, and so a new assessment of this policy was required. Chapter 3 includes this new assessment, for which only positive sustainability impacts were predicted.

Overall, the proposed Main Modifications to the Plan Part 2 would not be expected to result in any additional or new negative impacts, including minor and significant negative impacts, that the published SA Report has not already predicted, evaluated and provided recommendations for.

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