

Minor additional changes/ clarifications to the CELPR DPDs made following Local Plan Review Group meeting on 8th December 2021.

Change number <i>(Numbering follows on from Table of Changes between Reg 18 and Reg 19 CELPR document).</i>	Relevant DPD and Chapter/Para	Detail of change made
Change 144	PART 2 DPD: para 9.41	Correction of NPPF reference number Paragraph 9.41 after DM30b. Change from 'paragraph 149 of the NPPF' to say 'Paragraph 15 of the NPPF'.
Change 145	PART 2 DPD: DM33 -	Amendment to reflect comments received with regard to the type of watercourses where flood risk assessments should be required. d. The site is situated over or within 8 metres of a culverted watercourse or where development will be required to control or influence the flow of any watercourse
Change 147	PART 2 DPD: DM34 -	Amendment to correct referencing error relating to the Environment Agency table. On greenfield sites, the peak run-off rate and the run-off volume^A must not exceed the existing greenfield rates for the same rainfall event^A. A 40% climate change allowance or the upper end allowance for the longest term projection in Table 12, of the 'Environment Agency Flood Risk Assessments: Climate Change Allowances'^B, whichever is the higher (or any updated climate change allowances published by the Environment Agency) and an urban creep allowance of 10% must be applied. On previously developed land, the peak run-off rate and run-off volume^A must not exceed greenfield rates from the development for the same rainfall event^A. Where this cannot be achieved a 30% reduction of the existing peak run-off rates for the site must be achieved. A 40% climate change allowance or the upper end allowance for the longest term projection in Table 12, of the 'Environment Agency Flood Risk Assessments: Climate Change Allowances'^B, whichever is the higher (or any updated climate change allowances published by the Environment Agency) and an urban creep allowance of 10% must be applied.
	PART 2 DPD: New Para 37	Table 12, of the 'Environment Agency Flood Risk Assessments: Climate Change Allowances'

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Change 148	PART 1 DPD:POLICY SP8:	POLICY SP8: PROTECTING THE NATURAL ENVIRONMENT Lancaster district contains important landscapes, species and habitats that are valued features of the natural environment. The existing green and blue infrastructure network has been identified through the Lancaster District Green and Blue Infrastructure Strategy. Development must protect, maintain, enhance and extend the District's green and blue spaces, corridors and chains that make up the wider green and blue infrastructure network, and their multifunctional value, integrity and connectivity to ensure the network is as resilient as possible to the impacts of climate change.
Change 149	PART 2 DPD: DM43	PART 2 DPD: DM43 Green and Blue Infrastructure The Council seeks to protect the District's green and blue spaces, corridors and chains to prevent the fragmentation and isolation of these valuable assets that contribute towards the wider green and blue infrastructure network. Green Infrastructure. To achieve this the integrity and connectivity of the Green and Blue Infrastructure network, as identified in the Lancaster District Green and Blue Infrastructure Strategy, will be protected, managed, maintained, protected and enhanced to improve the quality and value of the District's green and blue spaces, corridors and chains.
Change 150	PART 1 DPD: SC4	PART 1 DPD: SC4 Green and Blue Corridors and Chains The Council will investigate opportunities to improve and enhance New developments will be expected to contribute, where appropriate, to improving and enhancing the multifunctionality and connectivity within these networks corridors and chains, including the assets which contribute to them (such as river tributaries) and the linkages between them, where appropriate to do so , and demonstrate how this would contribute towards climate change adaptation and/or mitigation, as set out in Appendix X 7 of the Lancaster District Green & Blue Infrastructure Strategy.
Change 151	PART 2 DPD: para 9.31	Considerations should be taken for preventing excessive solar gains in summer such as through the use of external solar shading or shutters to mitigate overheating. The building design should also support the

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		mitigation of overheating wherever possible, for example by maximising natural ventilation, reducing internal heat gains from building services and considering construction type, layout and utilizing additional thermal mass in design, for example .
Change 152	PART 2 DPD: DM30a	DM30a Sustainable Design and Construction.
Change 153	PART 2 DPD: New Paragraph 27	The effects of climate change have increased the pressure on water resources. This is acknowledged in paragraph 149 153 of the NPPF which states that plans should mitigate and adapt to climate change taking account of water supply. Warmer summers have resulted in increases in water consumption and a reduction in available supply. At the same time, population and housing growth in our District has meant that water companies have been asked to accommodate the new growth, yet at the same time their abstraction licenses are being reduced.
Change 154	PART 2 DPD: para 9.36	Since the sites within the Local Plan were allocated, the Environment Agency flood zones and areas at risk of surface water flooding have been updated. It is therefore necessary to ensure that where the risks of flooding have increased, sites are subject to an exception test in accordance with paragraph 162 166 of the NPPF. Development not allocated within the Local Plan will be subject to a sequential test in accordance with the Government guidance
Change 155	PART 2 DPD: DM43	<u>Garden Provision</u> The Council recognises that natural garden space, particularly within urban areas, is a vital source of green space to residents and of significant importance to natural habitats. The loss or reduction of garden spaces in urban areas could lead to a decrease in the quality of life and have a significant impact on the natural environment. In accordance with paragraph 53 70-71 of the National Planning Policy Framework the Council will resist proposals that will involve the loss of garden spaces to built development where it will result in harm to the local environment and amenity.
Change 156	PART 2 DPD: New Paragraph 63	District Heating and cooling networks are supported through funding through from the BEIS Department for Business, Energy and Industrial Strategy and the Heat Network Delivery Unit and anticipated new funding under the Green Heat Network Fund. The Government is also consulting on Heat Network Zoning which builds on commitments in the Energy White paper of 2020. This will enable Local Authorities to designate new heat network zones, no later than 2025. This process entails the identification of areas which can be readily

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		<p>connected to a low-carbon heat network and mandating connection unless it is not cost-effective to do so. The Council are supportive of renewables and low carbon thermal energy technologies and distribution networks, in line with the Government's ambitions</p>
Change 157	PART 2 DPD: DM60	<p>VII-Be- Are designed and located to ensure the provision of safe streets, prioritise the safety of the most vulnerable road users (such as pedestrians, cyclists, those using adaptive mobility, and children) and reduce as far as possible the negative impacts of vehicles in accordance with paragraph 108 32 110 of the National Planning Policy Framework. This should address issues such as highway efficiency and excessive volumes of traffic, fumes and noise and also where possible road infrastructure should seek to complement and enhance the landscape and townscape.</p>
Change 158	PART 2 DPD: DM61	<p>I. Prioritise pedestrians, by maintaining, and where possible improveing the existing pedestrian infrastructure in accordance with Policy T2 of the Strategic Policies & Land Allocations DPD, including the Public Rights of Way (PROW) and gGreen & Blue infrastructure network;</p>
Change 159	PART 2 DPD: Paragraph 11.41	<p>National Parks and Areas of Outstanding Natural Beauty (AONBs) are recognised under the National Parks and Access to the Countryside Act (1949) and Countryside and Rights of Way Act (2000) to be of national importance for their landscape quality and, as nationally designated landscapes, are afforded the highest status of protection in relation to landscape, tranquility and scenic beauty. This is re-affirmed in paragraph 115 of the 2012 NPPF which states that great weight should be given to conserving such areas. The requirements set out in paragraph 116 of the 2012 NPPF should be a material consideration for proposals for major developments located within these areas.</p>
Change 160	PART 2 DPD: Paragraph 15.10	<p>Where necessary, the Council will require infrastructure to be provided through new development. When such requirements are made they will be done so with the full consideration of national planning policy in terms of the reasonableness of the request, in particular paragraph 56 204 57 of the NPPF which states that planning obligations should only be sought where they meet the following tests:</p>

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		<ul style="list-style-type: none"> • Necessary to make the development acceptable in planning terms; • Directly related to the development; and • Fairly and reasonably related in scale and kind to the development.
Change 161	PART 2 DPD: Footnote 42	paragraph numbers to be amended following the publication of the revised NPPF) of the NPPF
Change 162	PART 2 DPD: New Paragraph 26	<p><u>Integration of additional renewable energy and sustainability measures in new development</u></p> <p>The Council will expect proposals for new residential development to include opportunities for low carbon technologies or other sustainability measures to be offered to the purchaser at the point of sale. Opportunities to select particular low carbon technologies or other sustainable measures, such as green roofs, should be available to purchasers the same way that other ‘optional extras’ are presented for example floor type, kitchen units, etc. By offering the opportunity to include such measures and ensuring that the fabric can support future installations at the start of the process, will allow buyers to secure improvements integrated as part of the build rather than retrofitted at a later date. The ability to do this should be made available to purchasers at the start of the process.</p>
Change 163	PART 2 DPD: Paragraph 9.12	In accordance with paragraph 62 129 133 of the National Planning Policy Framework ¹ -the Council will encourage the use of Design Review Panels to assess the impacts of major development proposals, particularly those which due to their size, scale and location may have an impact on their surroundings. The views and recommendations of these panels will be given due consideration in determining a planning application.
Change 164	PART 1 DPD: Paragraph 1.9	Local planning authorities have a legal requirement to prepare and maintain local plans for their areas. Local plans must be based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics of their areas, and take full account of relevant market and economic signals (paragraph 158 of the National Planning Policy Framework)- (paragraph 31 of the 2019 2021 NPPF ⁷) The Housing White Paper, entitled ‘Fixing our Broken Housing Market’ was published by the Government in February 2017 and sets out a clear intention to boost housing construction across the country to achieve the

¹ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

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		delivery of between 225,000 and 275,000 new homes per year to keep up with population growth and start to tackle years of under-supply.
Change 165	PART 1 DPD: Footnote 7	Title (publishing.service.gov.uk) [ARCHIVED CONTENT] (nationalarchives.gov.uk) National Planning Policy Framework (MHCLG 2021) https://www.gov.uk/government/publications/national-planning-policy-framework--2
Change 166	PART 1 DPD: Policy CC1	<p>4. That development contributes positively to environmental gain by improving the connectivity and multi-functionality of the Green and Blue Infrastructure network in the District, protecting habitats and ecosystems, strengthening nature recovery networks, and ensuring biodiversity net gain;</p> <p>5. That the importance of Recognising the importance of the use of recycled and low embodied energy carbon materials is recognised; and</p>
Change 167	PART 1 DPD: SP10	<p>New development will be expected to be sited in sustainable locations that ensure a range of transport options and seek to reduce the need to travel. The promotion of active travel is a key consideration in the determination of applications in ensuring the climate emergency Declaration is tackled. Where it is appropriate and necessary to do so, development proposals will be expected to contribute to the delivery of important transport infrastructure. Where strategic developments are likely to result in traffic impacts that will require mitigation in the form of projects identified in the Highways and Transport Masterplan then funding will be sought via developer contributions. The principles and requirements within Policy DM64 will apply.</p>
Change 168	PART 1 DPD: SP1	<ul style="list-style-type: none"> Specific policies in that Framework [the Framework] indicate that development should be restricted (highlighted via Footnote 9 6-7 of the Framework).
Change 169	PART 2 DPD: DM53	<p>Where feasible, new major development should connect to existing networks, or provide new/purpose built heating/cooling networks.</p> <p>It is expected that networks:</p>

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		<ul style="list-style-type: none"> • Connect to an existing or new/purpose built district heating/cooling network. • Are designed for cost effective future connection to a proposed or planned network. • Employ individual or communal sustainable, renewable, or low carbon heating and/or cooling. • Make use of ambient or secondary heat sources (in conjunction with heat pumps where required). • Demonstrate compliance with appropriate technical standards (currently CIBSE's Heat Networks Code of Practice for the UK); • Be registered with the Heat Trust; • Use renewable and/or low carbon sources for their energy centre or provide an evidenced timeline and technology pathway towards system decarbonisation by 2030; • Provide heat and/or cooling services at a fair and affordable price; and • Where refrigerants are to be used, the global warming potential should be taken into account.
Change 169	Part 2 DM34	<p>On previously developed land^C (apart from minor development extensions^{DC})</p> <p>C – Previously development land is defined for drainage purposes as ‘where a pre-developed site includes buildings or impermeable surfaces and redevelopment will reuse the existing drainage system in its entirety’.</p> <p>GD</p>
Change 170	Part 2 DM34	<p>Only where evidence is supplied to justify why this level of attenuation is not achievable on a site, will the lower rate be acceptable.</p>
Change 171	Part 2 New Para 37	<p>Only in exceptional circumstances will a higher discharge rate be permitted and in all cases the dDevelopment should discharge at a rate lower than the current green/brown field rate for same storm event with an ‘upper end’ Climate Change Allowance for the longest term projection in Table 12, of the ‘Environment Agency Flood Risk Assessments: Climate Change Allowances’, (or any updated climate change allowances published by the Environment Agency) and an urban creep allowance of 10%. On previously developed sites, sustainable drainage systems should achieve greenfield rates, unless the existing drainage system will be reused in its entirety, in these cases additional measures should be included to ensure that the discharge rates are at least 30% lower</p>

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		<p>than the existing rate. This requirement reflects the definition of ‘previously developed land for drainage purposes’ in the NW SuDS Proforma Guidance.</p>				
Change 172	Part 2 New Para 71	<p>New paragraph 71 (new text in bold) The City Council seeks to support the use of sustainable forms of transport, which includes the use of electric vehicles. In order to support the use of such vehicles supporting the necessary infrastructure will need to be put in place to support their use. The City Council will support proposals which seek to deliver opportunities for the use of electric vehicles. When applying this policy ‘associated space’ is defined as ‘a space made available or allocated to accommodate a vehicle for that dwelling as part of the development proposal. To further assist with the implementation of this the Council is consulting on preparing an SPD which provides further guidance on the ‘Promotion of Electric Vehicles and Associated Charging Infrastructure’. As highlighted in policy DM62, design is an important consideration. Electric vehicle charging infrastructure must be accessible to drivers with disabilities, including those using a wheelchair or walking frame, to ensure charge points can be used by all drivers. To help facilitate this, the Government are developing accessibility standards for electric vehicle charging infrastructure to provide guidance on how to make individual charge points more accessible by Summer 2022.</p>				
Change 173	Part 2 DM30a	<p>The carbon reduction requirements must be met by using a fabric first approach and the following energy hierarchy to minimise the impact on viability</p>				
Change 174	Part 2 Appendix D	<p>Factual change to correct typographical error (arrows change from < to ≥ and highlighted in green in the table below)</p> <table border="1" data-bbox="730 1198 1928 1367"> <tbody> <tr> <td data-bbox="730 1198 1207 1270">Parks and Gardens</td> <td data-bbox="1207 1198 1928 1270"> RURAL LOCATIONS: ≥ 5 DWELLINGS TO 299 499 DWELLINGS URBAN LOCATIONS: ≥ 10 DWELLINGS TO 299 499 DWELLINGS </td> </tr> <tr> <td data-bbox="730 1270 1207 1367">Natural and Semi-Natural Green Space</td> <td data-bbox="1207 1270 1928 1367"> NO CONTRIBUTION IN LIEU OF ON-SITE PROVISION REQUIRED RURAL LOCATIONS: ≥ 5 DWELLINGS TO 99 DWELLINGS URBAN LOCATIONS: ≥ 10 DWELLINGS TO 99 DWELLINGS </td> </tr> </tbody> </table>	Parks and Gardens	RURAL LOCATIONS: ≥ 5 DWELLINGS TO 299 499 DWELLINGS URBAN LOCATIONS: ≥ 10 DWELLINGS TO 299 499 DWELLINGS	Natural and Semi-Natural Green Space	NO CONTRIBUTION IN LIEU OF ON-SITE PROVISION REQUIRED RURAL LOCATIONS: ≥ 5 DWELLINGS TO 99 DWELLINGS URBAN LOCATIONS: ≥ 10 DWELLINGS TO 99 DWELLINGS
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		Equipped Play Areas (Children up to 12yrs)	RURAL LOCATIONS: ≥ 5 DWELLINGS TO 39 34 DWELLINGS URBAN LOCATIONS: ≥ 10 DWELLINGS TO 39 499 DWELLINGS
		Young Persons Play Provision	RURAL LOCATIONS: ≥ 5 10 DWELLINGS TO 79 149 DWELLINGS URBAN LOCATIONS: >5 DWELLINGS TO 79 499 DWELLINGS
		Amenity Green space	NO CONTRIBUTION IN LIEU OF ON-SITE PROVISION IS REQUIRED AS THIS SPACE SHOULD BE PROVIDED ON-SITE RURAL LOCATIONS: ≥ 5 DWELLINGS TO 24 DWELLINGS URBAN LOCATIONS: ≥ 5 DWELLINGS TO 24 DWELLINGS
		Outdoor Sports Facilities	RURAL LOCATIONS: <5 DWELLINGS TO 249 DWELLINGS URBAN LOCATIONS: <10 DWELLINGS TO 249 DWELLINGS
		Allotments and community gardens	NO CONTRIBUTION IN LIEU OF ON-SITE PROVISION REQUIRED RURAL LOCATIONS: ≥ 50 DWELLINGS TO 399 DWELLINGS URBAN LOCATIONS: ≥ 40 DWELLINGS TO 399 DWELLINGS

Table D.2: *Thresholds for the Provision of Financial Contributions in Lieu of On-Site Provision*