

# STRATEGIC POLICIES AND LAND ALLOCATIONS DPD - PROPOSED **MAIN** MODIFICATIONS SCHEDULE (August 2019)

MODIFICATION NUMBER	CHAPTER NUMBER	POLICY NUMBER	PAGE NUMBER	PARAGRAPH NUMBER	TEXT IN PUBLICATION VERSION	PROPOSED AMENDMENT	REASON FOR AMENDMENT
SPLA MOD_01	CHAPTER 4 STRATEGIC OBJECTIVES	Strategic Objective SO4	21	N/A	Inclusion of a further sub-objective as part of Strategic Objective SO4.	To include a further objective which relates to air quality which reads: <i>'Working to reduce levels of air pollution within the district, particularly in the designated Air Quality Management Areas (AQMAs) of Lancaster City Centre, Carnforth Town Centre and Galgate, and other major transport corridors within the district.'</i>	To provide consistency with policies contained within the Local Plan (both the Strategic Policies & Land Allocations DPD and Development Management DPD) and to address discussions on Day 8 of the Examination.
SPLA MOD_02	CHAPTER 7 THE ROLE AND FUNCTION OF OUR TOWNS AND VILLAGES	Policy SP3	27	7.18	Additional paragraph to be included following paragraph 7.18	Additional paragraph to read: <i>The development strategy ensures that only development that can be accommodated without harm to the AONBs primary purpose (to conserve and enhance the natural beauty, wildlife and cultural heritage of the area) will be permitted. This will be achieved whilst maintaining a positive approach to development, recognising that appropriately located and designed development can contribute to conserving and enhancing the landscape and settlement character, including where appropriate opportunities, for regeneration and redevelopment to be delivered.</i>	To provide greater clarity on this matter and to reflect discussions on Days 4 and 9 of the Examination.
			28	N/A	Second Paragraph Second Sentence To supplement this approach a range of strategic greenfield sites have been identified on the edges of Lancaster and Carnforth to meet future development needs.	Second Paragraph Second Sentence To supplement this approach a range of strategic greenfield sites have been identified on the edges of Lancaster and Carnforth to meet future development needs.	To reflect the direction of the Inspector through his Post Hearing Advice Note (EX11) which seeks to delete the housing allocation in South Carnforth.
			29	N/A	Delete Paragraph 7.23. In light of this modification the subsequent paragraphs will require renumbering.	In the context of the above paragraph such a judgement has been made in Carnforth. There are significant constraints to growth here due to flood risk, quarry operations, motorway infrastructure, the proximity of the Morecambe Bay Special Protection Area and the Arnsdale Silverdale Area of Outstanding Natural Beauty. With the only options for growth to the south of Carnforth, the Local Plan revises the Green Belt boundaries in this location, although the Green Belt Review has concluded that the Green Belt in this area does continue to serve the function of maintaining openness. The Council has decided that, on balance, the importance of providing opportunities in Carnforth for future growth outweighs the need and benefit of maintaining this specific area as part of the Green Belt.	To reflect the direction of the Inspector through his Post Hearing Advice Note (EX11) which seeks to delete the housing allocation in South Carnforth.
SPLA MOD_03	CHAPTER 8 ECONOMIC GROWTH	Policy SP4	33	N/A	6th Bullet Point Sustainable growth at the district's higher education establishments, including Lancaster University, University of Cumbria and Lancaster & Morecambe College. Improving the opportunities for academic learning and improving the presence of the universities within Lancaster City Centre and at the Lancaster University Health Innovation Campus	Amend 6th Bullet Point Sustainable growth at the district's higher education establishments, including Lancaster University, University of Cumbria and Lancaster & Morecambe College. Improving the opportunities for academic learning and improving the presence of the universities within Lancaster City Centre and at the <i>within the Lancaster University Estate (including land</i> at the Lancaster University Health Innovation Campus <i>and where deemed appropriate the wider University Estate).</i>	In accordance with the submitted Statement of Common Ground with the University (HD40) and discussions which took place on Day 5 of the Examination.
Policy SP5		35	N/A	Final Paragraph The development of these sites will seek to deliver approximately 48.9 hectares of new employment land and provide opportunities for the creation of new jobs in a variety and range of economic sectors as identified both with the Employment Land Review and the Lancashire Economic Partnerships' Strategic Economic Plan (SEP).  Add footnote to the background text	Final Paragraph The development of these sites will seek to deliver approximately 48.9 hectares of new employment land and will provide opportunities <i>To facilitate and support opportunities for economic growth across the Plan period, the Local Plan seeks to allocate 59.5 hectares of employment land to provide</i> for the creation of new jobs in a variety and range of economic sectors identified within the Lancaster District Employment Review, <i>the 'Achieving Economic Potential for Lancaster District' Report</i> and the Lancashire Economic Partnerships' Strategic Economic Plan (SEP).  <i>In relation to Policy SG9 (North Lancaster Strategic Site), an area of 2 hectares of employment land will be provided within the strategic allocation. The Council will support residential development in this employment area should it be demonstrated that, following a robust marketing exercise (which has taken place for no less than 2 years following adoption of the Local Plan), that there is no market demand for the identified use. Such a marketing exercise should demonstrate that the site has been marketed using appropriate media sources at a realistic price for the identified use.</i>	To provide further clarity and accurately reflect the amount of land proposed for employment allocation as submitted following the discussions on Day 4 of the Examination (HD50).  To provide further clarity and in accordance with the Statement of Common Ground for the North Lancaster Strategic Site (HD27) and the submissions made following discussions on Day 4 of the Examination (HD50).	
SPLA MOD_05 (continued on next page)	CHAPTER 9 HOUSING	Policy SP6	38	9.19	Policy SP6 establishes what the Council consider to be a deliverable and realistic housing requirements for the district. Through Policy SP6 the Local Plan sets out how the Council will seek to deliver just over 12,000 new dwellings over the period 2011/12 to 2033/34, 3 years post the official plan period of 2031/32 equivalent to an annual requirement of 522 dwellings per annum. An additional 3 years has been included post adoption to ensure that the Plan meets the requirements to plan for a full 15 years following adoption. This means that in housing delivery terms the plan will cover a period of 23 years.	Policy SP6 establishes what the Council consider to be a deliverable and realistic housing requirements for the district. Through Policy SP6 the Local Plan sets out how the Council will seek to deliver <del>10,440 new dwellings</del> <i>just over 12,000 new dwellings</i> over the period 2011/12 to 2033/34, <del>3 years post the official plan period of 2031/32 and equivalent to an annual average requirement of 522 dwellings per annum. The 522 dwelling per annum figure has been rolled forward for an additional three years, 2031/32 to 2033/34, to cover the full 15 year delivery period required by National Planning Policy Framework. An additional 3 years has been included post adoption to ensure that the Plan meets the requirements to plan for a full 15 years following adoption.</del> This means that in housing delivery terms the plan will cover a period of 23 years.	To provide greater clarity in the Local Plan and to reflect discussions had at the Examination on Days 1, 2, 3, 4 and 9.

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SPLA MOD_05 (continued on next page)	CHAPTER 9 HOUSING	Policy SP6	38	9.19	Additional new paragraph to be added following 9.19	New paragraph to read <i>The delivery of 522 dwellings per annum represents a substantial uplift in development from that currently set in the adopted Core Strategy. The Local Plan acknowledges that the ability to deliver this uplift is challenging with the plan reliant on the delivery of a number of strategic sites which are not anticipated to contribute significantly to the supply until the later stages of the plan period. On this basis and in order to deliver an aspirational but realistic Local Plan Policy SP6, whilst seeking to deliver an overall housing requirement equivalent to an annual average range of 522 dwellings per annum, the Local Plan establishes a stepped programme of delivery, identifying a series of uplifts programmed to coincide with the delivery of strategic sites within the district. The stepped approach is set out in Table 9.1 of this DPD.</i>	To provide greater clarity in the Local Plan and to reflect discussions had at the Examination on Days 1, 2, 3, 4 and 9. This modification will result in the re-numbering of paragraphs in this chapter.
			39	9.20	It is important to note that this is a net minimum figure for new homes in the district and where opportunities existing for additional sustainable development these will be supported in consideration against other policies within this Local Plan.	It is important to note that <i>in all instance the stepped housing requirement</i> this is a net minimum figure for new homes in the district and where opportunities existing for additional sustainable development these will be supported in consideration against other policies within this Local Plan.	To provide greater clarity in the Local Plan and to reflect discussions had at the Examination on Days 1, 2, 3, 4 and 9.
				N/A	New table to be included following paragraph 9.20 (table to be labelled 9.1 - table to show the stepped approach taken to housing delivery through the course of the Local Plan Period. This modification will result in the	PLAN PERIOD - HOUSING REQUIREMENT - REQUIREMENT TOTAL  Pre-Adoption - 2011/12 to 2018/19 - Continue the application of the adopted 400 dwellings per annum requirement - 3,200 dwellings Post-Adoption Years 1-5 - 2019/20 to 2023/24 - Apply stepped increase to 485 dwellings per annum - 2,425 dwellings Post-Adoption Years 6-10 - 2024/25 to 2028/29 - Apply stepped increase to 685 dwellings per annum - 3,425 dwellings Post Adoption Years 10-12 - 2029/30 to 2030/33 - Apply stepped increase to 695 dwellings per annum - 1,390 dwellings TOTAL - 10,440 dwellings Years 13-15 - 2031/32 to 2033/34 - Roll forward the annualised average figure of 522 dwellings for the additional NPPF 3 years - 1,566 dwellings TOTAL - 12,006 dwellings	To provide greater clarity in the Local Plan and to reflect discussions had at the Examination on Days 1, 2, 3, 4 and 9. This modification will result in the re-number of other tables within this chapter.
			40	N/A	Amendments to Table 9.2	PLAN PERIOD YEAR- COMPLETIONS - DELIVERY EXPECTATION Pre-adoption - 2011/12 - 2017/18 - 2,070 <del>2,595</del> - N/A Pre-adoption - <del>2017/18</del> - 2018/19 - N/A - <del>943</del> <del>318</del> First five years post adoption - 2019/20 - 2023/24 - N/A - <del>3,733</del> <del>3,354</del> Years 6-10 Post Adoption - 2024/25 - 2028/29 - N/A - <del>2,857</del> <del>3,802</del> Years 11-16 Post Adoption - 2029/30 - 2033/34 - N/A - <del>2,455</del> <del>2,245</del> TOTAL - <del>12,056</del> <del>12,314</del>	To provide greater clarity in the Local Plan and to reflect discussions had at the Examination on Days 1, 2, 3, 4 and 9.
				9.25	Further information on the calculation of the five year supply can be found in a supplementary background paper entitled 'The Council's Approach to Meeting Housing Needs in Lancaster District'	<del>Further information on the calculation of the five year supply can be found in a supplementary background paper entitled 'The Council's Approach to Meeting Housing Needs in Lancaster District'</del> Associated footnote is also to be deleted.	To provide greater clarity in the Local Plan and to reflect discussions had at the Examination on Days 1, 2, 3, 4 and 9. This modification will result in the re-numbering of paragraphs in this chapter.
			40	N/A	First Paragraph Between 2011/12 and 2033/34 the Council will seek to deliver a net minimum delivery of 522 new dwellings per annum over a 23 year delivery period, equivalent to 12,000 new dwellings.	First Paragraph Between 2011/12 and <del>2030/31</del> <del>2033/34</del> the Council will seek to deliver <i>a 20 year housing requirement of 10,440 new dwellings. This will be delivered through the following step-changes in the housing requirement.</i> a net minimum delivery of 522 new dwellings per annum over a 23-year delivery period, equivalent to 12,000 new dwellings.	Modifications have been made to this policy to provide greater clarity and consistency with the evidence base. The modifications also reflect discussions on this matter through Days 1, 2, 3, 4 and 9 of the Examination.
				N/A	Additional paragraphs to be added to the policy following the first paragraph.	<del>2011/12 to 2018/19 - 400 dwellings per annum</del> <del>2019/20 to 2023/24 - 485 dwellings per annum</del> <del>2024/25 to 2028/29 - 685 dwellings per annum</del> <del>2029/30 to 2030/31 - 695 dwellings per annum</del>  <i>Beyond the Plan period the annualised average rate of 522 dwellings has been rolled forward to cover a longer trajectory of 23 years.</i>  <i>The above growth represents a net minimum figure for new homes in the district. Opportunities for further growth in addition to this will be supported where it represents sustainable development and is in accordance with relevant national and local planning policy.</i>	Modifications have been made to this policy to provide greater clarity and consistency with the evidence base. The modifications also reflect discussions on this matter through Days 1, 2, 3, 4 and 9 of the Examination.

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SPLA MOD_05	CHAPTER 9 HOUSING	Policy SP6	41	N/A	Amendments made to the table presented within Policy SP6.	POLICY REF - SITE NAME - <u>TOTAL</u> NO OF DWELLINGS - NO OF DWELLINGS ANTICIPATED.. STRATEGIC DEVELOPMENT SITES SG1 - <del>Bailrigg Garden Village</del> <u>South Lancaster Broad Location of Growth</u> - 3,500 - <del>1,655</del> <u>1,205</u> SG7 - 8 - East Lancaster Strategic Site - 900 <del>930</del> - 900 <u>525</u> SG9 - 10 - North Lancaster Strategic Site - 700 - 700 SG11 - 13 - Land at Lundsfield Quarry - 200 <del>250</del> - 200- <u>225</u> SG14 - Land South of Windermere Road, Carnforth - 500 - 500 TOTAL STRATEGIC SITE CONTRIBUTION THROUGH THE PLAN PERIOD - <del>3,955</del> <u>2,655</u> H1-H9 - <del>Non-Strategic Site Delivery</del> <u>Residential Delivery in Urban Areas</u> - <del>1,241</del> <u>935</u> <u>H2 - Residential Delivery in Rural Areas - 409</u> DOS1 - DOS8 -11 - Development Opportunity Sites - 925 <u>776</u> - <del>481</del> Non-Allocated Sites with Permissions - <del>1,679</del> <u>966</u> <u>Pending Decisions on Non-Allocated Sites as of 01/01/19 - 251</u> Student Accommodation - <del>1,407</del> <u>2,249</u>  Sites identified via Arnside and Silverdale AONB DPD - <del>22</del> <u>21</u> Additional Supply including Neighbourhood Plan Delivery Expectations - <del>1,385</del> <u>557</u> Completions 2011/12 - <del>2015/16</del> <u>2017/18</u> - <del>1,442</del> <u>2,595</u> Total - <del>12,056</del> <u>11,119</u>	Modifications have been made to this policy to provide greater clarity and consistency with the evidence base. The modifications also reflect discussions on this matter through Days 1, 2, 3, 4 and 9 of the Examination.
					The Council will continue to monitor and review the requirements for housing need within the district, both in terms of changes to Government policy at a national level and changes to local circumstances in terms of delivery rates, economic growth and other relevant factors.	The Council will continue to monitor and review the requirements for housing need within the district, both in terms of changes to Government policy at a national level and changes to local circumstances in terms of delivery rates, economic growth and other relevant factors <u>in line with the Monitoring Framework set out in Chapter 25 of this DPD</u> .	Modifications have been made to this policy to provide greater clarity and consistency with the evidence base. The modifications also reflect discussions on this matter through Days 1, 2, 3, 4 and 9 of the Examination.
SPLA MOD_06	CHAPTER 10 THE NATURAL AND HISTORIC ENVIRONMENT	Policy SP7	42	10.3	Delete paragraph 10.3 of the DPD, as a consequence of this modification the subsequent paragraph numbers in this Chapter will need renumbering.	<del>The character of the district is shaped by both the local landscape and townscape. The district has a rich cultural history that dates back to the Roman period and contains a range of historical assets that chronicle the history of the district through the ages. These are important assets that are protected, either via a listing or other designations, from proposals that would harm their historical value. The Local Plan will ensure that these designations are protected and, where it is possible and appropriate to do so enhanced, so that their long-term status can be secured.</del>	To provide greater consistency in this matter and to reflect discussions on Day 6 of the Examination and the direction set out in the Statement of Common Ground with Historic England (HD39)
				42-44	N/A	Replace existing policy text of SP7 with new wording.	<del><u>Due to the comprehensive nature of this suggested modification these changes proposed are not highlighted in this modification list but can be viewed in the accompanying tracked-changed Strategic Policies &amp; Land Allocations DPD.</u></del>
SPLA MOD_07		Policy SP8	45	N/A	Second Paragraph, end of Sentence. .... which are of International and National importance.	Second Paragraph, end of Sentence. .... which are of International and/or National importance.	To provide clarity as discussed on Day 6 of the Examination.
SPLA MOD_08	CHAPTER 11 INFRASTRUCTURE	Policy SP10	48	N/A	Two new sentences to be added to the end of Third Paragraph	<del>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.</del>	To provide clarity within the policy in accordance with paragraph 6A.11 of the Council's Hearing Statement and as discussed on Day 7 of the Examination.
SPLA MOD_09		N/A	49	N/A	Chapter 12 title should be amended from: <b>12. Bailrigg Garden Village</b>	Chapter 12 should be amended to read: <b>12. Lancaster South Broad Location of Growth (including Bailrigg Garden Village)</b>	To better reflect development growth aspirations contained within the plan and as discussed at the Examination.
SPLA MOD_10 (Continued on next page)	CHAPTER 12 BAILRIGG GARDEN VILLAGE	Policy SG1	52	N/A	Policy title for SG1 <b>Broad Location of Growth - Bailrigg Garden Village</b>	Re-title Policy SG1 to read: <b>Lancaster South Broad Location of Growth - including Bailrigg Garden Village</b>	To better reflect development growth aspirations contained within the plan and as discussed at the Examination.
					First Paragraph The Council has identified a broad location for growth for Bailrigg Garden Village on the Local Plan Policies Maps. This will be a major mixed-use development which focuses on the delivery of at least 3,500 new houses, a number of opportunities for employment and economic growth opportunities including the delivery of Lancaster University Health Innovation Campus.	First Paragraph The Council has identified a broad location for growth for <u>in South Lancaster, including for the development of the</u> Bailrigg Garden Village, on the Local Plan Policies Maps. This will be a major mixed-use development which focuses on the delivery of at least 3,500 new houses, a number of opportunities for employment and economic growth opportunities including the delivery of Lancaster University Health Innovation Campus <u>and wider University related expansion</u> .	To better reflect development growth aspirations contained within the plan and as discussed at the Examination following the preparation of a SoCG with Lancaster University (HD40).
					Key Principles of the Garden Village The Council has defined a range of principles which will be at the heart of planning and development for the Garden Village, these include:	<del>Key Growth Principles for Development in the Broad Location for Growth of the Garden Village</del> The Council has defined a range of principles which will be at the <u>very core of the planning and development in South Lancaster and for the Garden Village. These will be explored in more detail via the forthcoming Lancaster South Area Action Plan DPD for this area</u> , heart of planning and development for the Garden Village. These <u>principles</u> include:	To provide greater consistency within the Plan and to reflect both discussions at Days 2 and 4 of the Examination.
					• Involving local communities in the creation of new development where high-quality urban design promotes sustainable, attractive places to live, defines a sense of place and creates a sense of community for its new residents.	<del>• Involving local communities in <u>pro-active consultation about</u> the creation of new development, where high-quality urban design promotes sustainable, attractive places to live, defines a sense of place and creates a sense of community for its new residents.</del>	To provide greater clarity on this matter and to reflect discussions on Day 2 of the Examination and submissions made via HD15.
				Add New Criterion	<del>• Involving local communities in <u>pro-active consultation about</u> the creation of new development, where high-quality urban design promotes sustainable, attractive places to live, defines a sense of place and creates a sense of community for its new residents.</del>	To better reflect development growth aspirations contained within the plan and as discussed at the Examination.	

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SPLA MOD_10 (Continued on next page)	CHAPTER 12 BAILRIGG GARDEN VILLAGE	Policy SG1	52	N/A	<ul style="list-style-type: none"> <li>Seeking a modal shift in local transport movements between the Garden Village, including Lancaster University Campus, Lancaster City Centre and beyond into the employment areas of Morecambe / Heysham through the delivery of a Bus Rapid Transit System and Cycling and Walking Superhighway network.</li> </ul>	<ul style="list-style-type: none"> <li>Seeking a modal shift in local transport movements between <u>South Lancaster</u>, the Garden Village, including Lancaster University Campus <u>and</u> Lancaster City Centre and beyond into the employment areas of Morecambe / Heysham through the delivery of a Bus Rapid Transit System and Cycling and Walking Superhighway network.</li> </ul>	To better reflect development growth aspirations contained within the plan and as discussed at the Examination.
					<ul style="list-style-type: none"> <li>Delivering a wide range of market and affordable housing, in terms of type and tenure to ensure that opportunities to live in the Garden Village are available to all sections of the community and contribute significantly to the district meeting its evidenced housing needs particularly in the medium to long term phases of the Local Plan period.</li> </ul>	<ul style="list-style-type: none"> <li>Delivering a wide range of market and affordable housing, in terms of type and tenure to ensure that opportunities to live in the Garden Village are available to all sections of the community and contribute significantly to the <u>creation of cohesive, balanced communities and thereby assist the</u> district in meeting its evidenced housing needs <u>particularly in the medium to long term phases of</u> within the Local Plan period.</li> </ul>	To better reflect development growth aspirations contained within the plan and as discussed at the Examination.
					<ul style="list-style-type: none"> <li>Ensuring that the necessary infrastructure to deliver sustainable growth is delivered in the right place, at the right time, to address strategic constraints to the delivery of future development.</li> </ul>	<ul style="list-style-type: none"> <li>Ensuring that the necessary infrastructure to deliver <u>achieve</u> sustainable growth is delivered in the right place, at the right time, to address strategic constraints to the delivery of future development <u>in the South Lancaster area</u>.</li> </ul>	To better reflect development growth aspirations contained within the plan and as discussed at the Examination.
					<ul style="list-style-type: none"> <li>The creation of sufficient areas of high quality open spaces to provide a distinct sense of place and deliver a network of green corridors across the Garden Village to the benefit of the local environment and residents. The delivery of such spaces should include distinct areas of separation between the Garden Village and South Lancaster and also Galgate and investigate the opportunities for a new country park.</li> </ul>	<ul style="list-style-type: none"> <li>The creation of sufficient area of high quality open spaces to provide a distinct sense of place and deliver a network of green corridors <u>and walking and cycling routes</u> across the <u>Garden Village South Lancaster area</u> to the benefit of the local environment and residents. The delivery of such spaces <u>and routes</u> should <u>make for</u> include distinct areas of separation between the Garden Village <u>and new development and the urban edge of</u> South Lancaster, <u>Bailrigg Village</u>, and also Galgate and <u>give potential to bring forward</u> investigate the <u>opportunities for</u> a new country park.</li> </ul>	To better reflect development growth aspirations contained within the plan and as discussed at the Examination.
					Add New Criterion	<ul style="list-style-type: none"> <li><u>Development proposals will need to take account of the recommendations for mitigating harm and/or maximising enhancements as set out in the Council's Heritage Impact Assessment for this area.</u></li> </ul>	To better reflect development growth aspirations contained within the plan and as discussed at the Examination and reflect the direction of the SoCG with Historic England (HD39).
					<ul style="list-style-type: none"> <li>The creation of healthy and cohesive communities through the delivery of high quality development and the correct levels of services and infrastructure which is provided in safe and accessible locations.</li> </ul>	<ul style="list-style-type: none"> <li>The creation of healthy and cohesive communities through the delivery of high quality development and the correct levels of services, <u>open space</u>, and infrastructure which is provided in safe and accessible locations.</li> </ul>	To better reflect development growth aspirations contained within the plan and as discussed at the Examination.
		Policy SG1	53	N/A	<ul style="list-style-type: none"> <li>The sympathetic masterplanning of new facilities and growth within the campus of Lancaster University for a range of educational facilities and student accommodation.</li> </ul>	<ul style="list-style-type: none"> <li>The sympathetic masterplanning of new facilities and growth within the campus of Lancaster University for a range of education facilities, <u>and student accommodation, visitor accommodation and ancillary uses located primarily at the Bailrigg Campus, the Lancaster University Health Innovation Campus and in appropriate locations within the wider University estate in the context of its sensitive landscape setting.</u></li> </ul>	To better reflect development growth aspirations contained within the plan and as discussed at the Examination following the preparation of a SoCG with Lancaster University (HD40).
					Add New Criterion	<ul style="list-style-type: none"> <li><u>Safeguarding Lancaster University's Bailrigg Campus, by ensuring that development in South Lancaster and for the Bailrigg Garden Village is well planned and does not have an adverse impact on the University Campus and its setting.</u></li> </ul>	To better reflect development growth aspirations contained within the plan and as discussed at the Examination following the preparation of a SoCG with Lancaster University (HD40).
					<ul style="list-style-type: none"> <li>Taking proper account of the need to reduce the impacts of Climate Change in the design of new development. This should assure that new development is resilient to the effects of Climate Change.</li> </ul>	<ul style="list-style-type: none"> <li>Taking proper account of the need to reduce the <u>impacts of Climate Change in the design of new development to minimise its contribution to, and the impacts of, Climate Change and to</u> - This should assure that new development is resilient <u>and adaptable</u> to the effects of Climate Change.</li> </ul>	To better reflect development growth aspirations contained within the plan and as discussed on Day 9 of the Examination.
					<ul style="list-style-type: none"> <li>Managing water and run-off to safeguard development, assuring public safety and amenity and take active measures to reduce flood risk within the area and downstream for both existing and new residents and businesses.</li> </ul>	<ul style="list-style-type: none"> <li>Managing water and run-off to safeguard development, assuring public safety and amenity <u>with</u> and take active measures <u>within development</u> to reduce flood risk <u>within the area and</u> downstream for both existing and new residents and businesses.</li> </ul>	To better reflect development growth aspirations contained within the plan and as discussed at the Examination.
					<ul style="list-style-type: none"> <li>To assure innovative urban design both in terms of the layout and density of new development and the specific design of new buildings. This should include the application of new technologies for buildings and transport where possible.</li> </ul>	<ul style="list-style-type: none"> <li>To <u>ensure</u> innovative urban design both in terms of the layout and density of new development and the specific design of new buildings. This should include the application of <u>appropriate</u> new technologies for buildings and transport where possible. <u>Proposals should investigate opportunities for localised heating systems in the South Lancaster area.</u></li> </ul>	To better reflect development growth aspirations contained within the plan and as discussed at the Examination.
					<ul style="list-style-type: none"> <li>Addressing longstanding constraints and capacity issues in the strategic and local road network through the improvements to traffic management and physical interventions to increase capacity. This will involve the re-configuration of Junction 33 of the M6 to allow direct motorway access into the Garden Village and remove motorway traffic from Galgate which is currently designated as an Air Quality Management Area (AQMA).</li> </ul>	<ul style="list-style-type: none"> <li>Addressing longstanding constraints and capacity issues in the strategic and local road network through the improvements to traffic management and physical interventions to increase <u>network</u> capacity <u>and advantage sustainable travel</u>. This will involve the re-configuration of Junction 33 of the M6 to <u>afford</u> allow direct motorway access into the <u>South Lancaster area</u> Garden Village and remove <u>motorway</u> traffic from Galgate which is currently designated as an Air Quality Management area (AQMA).</li> </ul>	To better reflect development growth aspirations contained within the plan and as discussed at the Examination.
Policy SG3	54	N/A	<p>Second Paragraph</p> <p>To support the delivery of the Garden Village, there will be a requirement for a wide range of both locally important and strategically important infrastructure, including new highways, public transport network, education provision, new local centre(s), open spaces and green network. These are set out in Policy SG3 and will be addressed in more detail in the future Spatial Development Framework, which will form a Development Plan Document (DPD) for the Bailrigg Garden Village.</p>	<p>Second Paragraph</p> <p>To support the delivery of the Garden Village <u>growth in the South Lancaster area, including development of the Garden Village</u>, there will be a requirement for a wide range of both locally important and strategically important infrastructure, including new highways, public transport network, education provision, new local centre(s), open spaces and green network. These are set out in Policy SG3 <u>of this DPD</u> and will be addressed in more detail <u>through the preparation of the Lancaster South Area Action Plan DPD in the future Spatial Development Framework, which will form a Development Plan Document (DPD) for the Bailrigg Garden Village.</u></p>	To better reflect development growth aspirations contained within the plan and as discussed at the Examination.		
			<p>Fourth Paragraph</p> <p>Future proposals will need to demonstrate that no European designated site would be adversely affected by development either alone or in combination with other proposals, as per the requirements of Policy EN9 of this DPD. In view of the potential for likely significant effects as a result of this allocation the requirements of appendix D must be delivered as part of any future proposal.</p>	<p>Fourth Paragraph</p> <p>Future <u>proposals</u> will need to demonstrate that no <u>Internationally</u> European designated sites would be adversely affected by development either alone or in combination with other proposals, as per the requirements of Policy EN9 of this DPD. In view of the potential for likely significant effects as a result of this allocation, <u>development proposals must accord with</u> the requirements of Appendix D <u>of this DPD</u> must be delivered as part of any future proposal.</p>	To provide greater consistency within the Plan.		

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SPLA MOD_10	CHAPTER 12 BALRIGG GARDEN VILLAGE	Policy SG1	54	N/A	<p>Fifth Paragraph To enable a comprehensive and co-ordinated approach to new development and strategic growth, piecemeal or unplanned development proposal within the area which are likely to prejudice its delivery (including the infrastructure requirement for the area) will not be permitted beyond that which has already secured planning permission and proposals which are sited within the developed footprint of Lancaster University Campus.</p>	<p>Delete Fifth Paragraph <del>To enable a comprehensive and co-ordinated approach to new development and strategic growth, piecemeal or unplanned development proposal within the area which are likely to prejudice its delivery (including the infrastructure requirement for the area) will not be permitted beyond that which has already secured planning permission and proposals which are sited within the developed footprint of Lancaster University Campus.</del></p>	To reflect discussions at the Examination in relation to the early release of land in the South Lancaster and reflect the direction taken in <b>HD15</b> .
					<p><b>Mechanism for Delivery of the Garden Village</b> The Council will prepare and implement a specific Development Plan Document (DPD) for this area of growth, entitled the 'Bailrigg Garden Village Area Action Plan DPD'. As a result development in this area will be delivered in accordance with this Area Action Plan and the Council will not support piecemeal development of this area (beyond existing planning commitments) in advance of the preparation of this DPD. The recommendations of the Local Plan (Part One) Sustainability Appraisal should be taken into account when preparing this document. The purpose of the forthcoming DPD will be as follows:</p>	<p><b>Mechanism for Delivery of Growth in South Lancaster, including Bailrigg the Garden Village</b> The Council will prepare and implement a specific Development Plan Document (DPD) for this <del>broad location for</del> area of growth, entitled '<del>Lancaster South</del> Bailrigg Garden Village Area Action Plan DPD'. As a result development in this area will be delivered in accordance with this Area Action Plan and the Council will not support piecemeal development of this area (beyond existing planning commitments) in advance of the preparation of this DPD. The recommendations of the Local Plan (Part One) Sustainability Appraisal should be taken into account when preparing this document. The purpose of the forthcoming DPD will be as follows:</p>	To better reflect development growth aspirations contained within the plan and as discussed at the Examination.
					<p>2. To set out a Spatial Development Framework as a basis for further masterplanning and to help guide the preparation of future planning applications;</p>	<p><del>B. To set out a Spatial Development Framework as a basis for further masterplanning, and to help guide the preparation of future planning applications To provide a Spatial Development Framework and against which future development proposals and planning applications can will be assessed; and</del></p>	To better reflect development growth aspirations contained within the plan and as discussed at the Examination.
					<p>3. To provide a Spatial Development Framework against which future development proposals and planning applications will be assessed; and</p>	<p>Delete Point 3 <del>3. To provide a Spatial Development Framework against which future development proposals and planning applications will be assessed; and</del></p>	To better reflect development growth aspirations contained within the plan and as discussed at the Examination.
					<p>4. To enable and support the co-ordination and timely delivery of the infrastructure necessary to facilitate growth in this location.</p>	<p><del>C. To facilitate enable and support the co-ordination and timely delivery of the infrastructure necessary to facilitate growth in this location.</del></p>	To better reflect development growth aspirations contained within the plan and as discussed at the Examination.
					<p>Add Criteria</p>	<p><del>Development within the broad location for growth in advance of the Lancaster South Area Action Plan DPD will be permitted provided that:</del>  <del>1. There would be no prejudice to the delivery of the wider Bailrigg Garden Village (including its infrastructure requirements) and would not undermine the integrated and co-ordinated approach to the wider Bailrigg Garden Village development; and</del> <del>2. That the development would conform with and further the Key Growth Principles described in Policy SG1; and</del> <del>3. That the opportunities for sustainable transport modes have been fully considered and that the residual impacts upon the transport network will not be severe.</del></p>	To better reflect development growth aspirations contained within the plan and as discussed at the Examination, reflecting in the submissions made as part of <b>HD15</b> .
SPLA MOD_11 (Continued on next page)		Policy SG2	55	12.25	<p>Last Paragraph To ensure the timely delivery of the Bailrigg Garden Village, work on the Spatial Development Framework and the wider DPD has already commenced and is anticipated to be ready for adoption within the first five years of the plan (i.e. before 2024). Failure to achieve this may result in the need for an early review of the Local Plan to ensure that housing delivery rates are maintained to meet development needs.</p>	<p>Last Paragraph To ensure the timely delivery of the Bailrigg Garden Village, work on the <del>Spatial Development Framework</del> and the wider DPD has already commenced and is anticipated to be ready for adoption within the first five years of the plan (i.e. before 2024). Failure to achieve this may result in the need for an early review of the Local Plan to ensure that housing delivery rates are maintained to meet development needs.</p>	To better reflect development growth aspirations contained within the plan and as discussed at the Examination.
					<p>As a result the Council anticipates that the delivery of housing will begin contributing to meeting the district's housing needs by the middle of the plan period (i.e. no development prior to year 6 of the plan period), continuing on into the latter stages of the period and beyond into the next plan period. The Council believes it is reasonable that levels of growth could be accelerated in the Garden Village to match future demands within the latter stages of the plan period once strategic infrastructure needs have begun to be addressed.</p>	<p><del>The Council anticipates that housing delivery will begin contributing to meeting the district's housing needs by the later part of the first five years of the plan, with rates increasing through the middle to later stages of the plan period and beyond into the next plan period. As a result the Council anticipates that the delivery of housing will begin contributing to meet the district's housing needs by the middle of the plan period (i.e. no development prior to year 6 of the plan period), continuing on into the latter stages of the period and beyond into the next plan period. The Council believes it is reasonable that levels of growth could be accelerated in the Garden Village to match future demands within the latter stages of the plan period once strategic infrastructure needs have begun to be addressed.</del></p>	To better reflect development growth aspirations contained within the plan and as discussed at the Examination.
					<p>Additional paragraph to be added following paragraph 12.25. This modification will result in all subsequent paragraphs being re-numbered in this chapter.</p>	<p>New paragraph to read: <u>In exceptional circumstances, the Council may permit development proposals that are in advance of the finalisation of the Lancaster South Area Action Plan DPD. As previously stated the Council will not seek to support piecemeal development, however where proposals are consistent with the key growth principles set out in Policy SG1 of this DPD and do not prejudice the wider delivery of Growth in the South Lancaster area (including the Bailrigg Garden Village) then development will be permitted.</u></p>	To better reflect development growth aspirations contained within the plan and as discussed on Day 2 of the Examination and through submissions made via <b>HD15</b> .
SPLA MOD_11 (Continued on next page)		Policy SG2	56	N/A	<p>First Paragraph The Council will support the development of a high quality Innovation Campus in the South Lancaster area that provides strong linkages...</p>	<p>First Paragraph The Council will support the development of a high quality Innovation Campus in the South Lancaster area <u>for a range of knowledge-based and research businesses</u> that provides strong linkages...</p>	To provide further clarity to the policy.
			57	N/A	<p>Add Criterion</p>	<p>Additional Criterion to read <u>Proposals will need to take account of the recommendations for mitigating harm and/or maximising enhancements as set out in the Council's Heritage Impact Assessment for the site.</u></p>	To provide greater clarity and consistency within the plan, to reflect discussions on Day 6 of the Examination and to reflect the content of the Statement of Common Ground with Historic England ( <b>HD39</b> ).

# STRATEGIC POLICIES AND LAND ALLOCATIONS DPD - PROPOSED **MAIN** MODIFICATIONS SCHEDULE (August 2019)

SPLA MOD_11		Policy SG2	57	N/A	Criterion VIII ...proposal will deal with the matter of flood risk, particularly in relation to the Ou Beck watercourse...	Criterion VIII ...proposal will deal with the matter of flood risk, particularly in relation to the Ou Beck watercourse and the surface water issues across the site...	To provide further clarity to the policy.
SPLA MOD_12	CHAPTER 12 BAILRIGG GARDEN VILLAGE	Policy SG3	60	N/A	Bullet Point 1: The reservation and management of land to appropriately manage water, provide flood mitigation and provide for new habitats for wildlife.	Bullet Point 1: The reservation and management of land to appropriately manage <u>ensure the effective management of</u> water, providing e flood mitigation and providing e for new habitats for wildlife.	To provide further clarity to the policy and to reflect discussions on Day 4 of the Examination.
					Bullet Point 5 Improved cycling and walking linkages from the Garden Village to the north, towards Lancaster City Centre and the south, towards Galgate. This will be through the creation of a Cycling and Walking Superhighway which will provide a safe and attractive route for pedestrians and cyclists and should seek to improve cycling and walking links along the Lancaster Canal.	Bullet Point 5 Improved cycling and walking linkages from the South Lancaster to the north, towards Lancaster City Centre and the south, towards Galgate. This will be through the creation of a Cycling and Walking Superhighway which will provide a safe and attractive route for pedestrians and cyclists and should seek to improve cycling and walking links along the Lancaster Canal. <u>Improvements will also be sought for improvements to walking and cycling links along the Lancaster Canal.</u>	To provide clarity to the policy and to separate reference to the canal towpath and cycle superhighway to address matters raised at the Examination.
SPLA MOD_13		Policy SG4	61	N/A	Add Bullet Point	<u>Safeguard those elements that contribute to the significance of the City's rich historic environment whilst also promoting opportunities for its enhancement and its role.</u>	To ensure Heritage is addressed as agreed in the Statement of common Ground with Historic England (HD39) and raised on Day 6 of the Examination.
SPLA MOD_14 (Continued on next page)	CHAPTER 13 CENTRAL LANCASTER	Policy SG5	63-68	13.13 - 13.20	To delete all justification text relating to Policy SG5 and replace with the new suggested text.	Delete paragraphs 13.13 to 13.20	Given the changing position of the Canal Quarter, the changes to ownership and direction of redevelopment due to the break-up of the Developer Partnership with British Land, it was considered necessary to completely re-shape the justification text relating to this site. The amended wording was included in the submission following discussions on Day 5 of the Examination (HD45).
					New paragraph 13.13	<u>Canal Quarter, Central Lancaster</u> <u>The Council will continue to support proposals for the regeneration of the land at Canal Quarter in Central Lancaster, encouraging the expansion of the City's retail, leisure and cultural offer to both local residents and visitors. Improvements in the Canal Quarter will provide the opportunity to enhance Lancaster's role as a sub-regional centre in accordance with Policy TC1.1 of this DPD. This growth is considered essential to enable the district to retain and attract the workforce, students and visitors it needs to sustain economic growth.</u>	Given the changing position of the Canal Quarter, the changes to ownership and direction of redevelopment due to the break-up of the Developer Partnership with British Land, it was considered necessary to completely re-shape the justification text relating to this site. The amended wording was included in the submission following discussions on Day 5 of the Examination (HD45).
					New paragraph 13.14	<u>The principles of redevelopment and regeneration at the Canal Corridor North site have been widely accepted via previous planning decisions. Importantly, during the 2009 Public Inquiry into regeneration of the then Canal Corridor the Secretary of State acknowledged that there was no available and sequentially preferable site (or combination of sites) which could accommodate town centre growth of the scale proposed, even if disaggregated (paragraph 16 of the Secretary of State's decision). Whilst the composition of any future scheme may be different (in terms of the uses proposed and the way that it is phased) the scale of the regeneration project will remain the same and therefore the Council is comfortable that the Canal Quarter site, as identified under Policy SG5 of this DPD, is still the sequentially preferable location to deliver opportunities for comprehensive regeneration and improvements to the city centre.</u>	Given the changing position of the Canal Quarter, the changes to ownership and direction of redevelopment due to the break-up of the Developer Partnership with British Land, it was considered necessary to completely re-shape the justification text relating to this site. The amended wording was included in the submission following discussions on Day 5 of the Examination (HD45).
					New paragraph 13.15	<u>The Local Plan will seek to support a flexible range of uses in the Canal Quarter site where they boost the existing role and function on the city centre. Suitable uses will include a mix of both comparison and convenience retailing which seek to complement the existing offer, cultural uses which complement and improve the existing facilities at the Dukes and Grand Theatres and commercial leisure uses, in particular placing a greater emphasis on growing the food and drink offer within the city centre, as well as residential development.</u>	Given the changing position of the Canal Quarter, the changes to ownership and direction of redevelopment due to the break-up of the Developer Partnership with British Land, it was considered necessary to completely re-shape the justification text relating to this site. The amended wording was included in the submission following discussions on Day 5 of the Examination (HD45).
					New paragraph 13.16	<u>The Canal Quarter is expected to be a place where people can live, work and enjoy their spare time, therefore redevelopment of this site for employment / business purposes, particularly where they support the emerging economic growth sectors defined in the Councils Economic Strategy will be supported. In particular, the Council will support the creation of business spaces for digital and creative industries, professional services and other knowledge based sectors.</u>	Given the changing position of the Canal Quarter, the changes to ownership and direction of redevelopment due to the break-up of the Developer Partnership with British Land, it was considered necessary to completely re-shape the justification text relating to this site. The amended wording was included in the submission following discussions on Day 5 of the Examination (HD45).
					New Paragraph 13.17	<u>The redevelopment of the Canal Quarter area will result in the regeneration of a significant area of land to the east of the City Centre which will, in due course, expand the boundaries of Lancaster City Centre. The Council is clear that proposals for the Canal Quarter should seek to complement existing offers provided in the wider centre and should not seek to compete with, or detract from, existing businesses, retailers or cultural / leisure offers within the city centre.</u>	Given the changing position of the Canal Quarter, the changes to ownership and direction of redevelopment due to the break-up of the Developer Partnership with British Land, it was considered necessary to completely re-shape the justification text relating to this site. The amended wording was included in the submission following discussions on Day 5 of the Examination (HD45).
					New Paragraph 13.18	<u>Development in the Canal Quarter should come forward in line with a Development Framework for the site, which will be prepared as a Supplementary Planning Document (SPD) to support the policy direction provided in SG5 of this DPD. It is the intention of this Development Framework to ensure that the regeneration of the Canal Quarter can be implemented in a phased approach which provides flexibility and adaptability in how development can evolve in this area.</u>	Given the changing position of the Canal Quarter, the changes to ownership and direction of redevelopment due to the break-up of the Developer Partnership with British Land, it was considered necessary to completely re-shape the justification text relating to this site. The amended wording was included in the submission following discussions on Day 5 of the Examination (HD45).

# STRATEGIC POLICIES AND LAND ALLOCATIONS DPD - PROPOSED **MAIN** MODIFICATIONS SCHEDULE (August 2019)

SPLA MOD_14	CHAPTER 13 CENTRAL LANCASTER	Policy SG5	63-65	13.13 - 13.20	New Paragraph 13.19	<i>Any proposal must ensure positive integration with the existing city centre in order to attract users of the city centre to the Canal Quarter and vice versa. The Council would therefore expect proposals to incorporate good linkages for pedestrians, in particular an appropriate crossing of the Lancaster city centre gyratory. Proposals should contribute toward improving the pedestrian environment within Lancaster City Centre, supporting the direction of the Lancaster District Highways and Transport Masterplan in promoting strong linkages around the city centre and into the city centre from surrounding residential areas.</i>	Given the changing position of the Canal Quarter, the changes to ownership and direction of redevelopment due to the break-up of the Developer Partnership with British Land, it was considered necessary to completely re-shape the justification text relating to this site. The amended wording was included in the submission following discussions on Day 5 of the Examination (HD45).
					New paragraph 13.20	<i>As described in Policy SG4, Lancaster City Centre will evolve into a hub for public transport, with the delivery of a new bus rapid transit system which will connect Bailrigg Garden Village, Central Morecambe and Heysham and the growth areas in East Lancaster and North Lancaster with the City Centre. The regeneration of the Canal Quarter must ensure that connectivity to and from these public transport nodes is achieved in such a way that promotes its use and increases pedestrian footfall in and around the City Centre.</i>	Given the changing position of the Canal Quarter, the changes to ownership and direction of redevelopment due to the break-up of the Developer Partnership with British Land, it was considered necessary to completely re-shape the justification text relating to this site. The amended wording was included in the submission following discussions on Day 5 of the Examination (HD45).
					New Paragraph 13.21	<i>The City Centre is home to an ever increasing number of student from Lancaster University and the University of Cumbria who have an important role in maintaining a healthy and vibrant City Centre. The regeneration of the Canal Quarter provides the opportunity for a greater presence for Lancaster University and to improve the links between the areas of higher education and the City as a whole. The Council will seek to support a greater university presence in the city centre through the creation of new cultural, education and leisure facilities, which will improve the overall city centre offer.</i>	Given the changing position of the Canal Quarter, the changes to ownership and direction of redevelopment due to the break-up of the Developer Partnership with British Land, it was considered necessary to completely re-shape the justification text relating to this site. The amended wording was included in the submission following discussions on Day 5 of the Examination (HD45).
					New Paragraph 13.22	<i>The Council will continue to facilitate the provision of student accommodation in the district, recognising the most preferable locations for such uses are either on campus itself or within the city centre. However, specific consideration and justification will need to be given around the appropriateness of siting significant volumes of student accommodation within the Canal Quarter. This is due to significant amount of student accommodation which has been given permission across the city centre in recent years. The Council will seek to balance the demand and opportunities for student accommodation development within the Canal Quarter Scheme with the need to promote a sustainable mix of uses, encourage year round activity, and deliver a comprehensive and balanced place-making agenda.</i>	Given the changing position of the Canal Quarter, the changes to ownership and direction of redevelopment due to the break-up of the Developer Partnership with British Land, it was considered necessary to completely re-shape the justification text relating to this site. The amended wording was included in the submission following discussions on Day 5 of the Examination (HD45).
					New Paragraph 13.23	<i>The Canal Quarter site involves the regeneration of an area which, in places, has significant historic value. The site includes a number of historic local buildings which, where it is appropriate and possible to do so, should be retained. The Council has undertaken a heritage assessment of the historic assets found within the Canal Quarter area, the findings and recommendations of this assessment work should underpin future proposals.</i>	Given the changing position of the Canal Quarter, the changes to ownership and direction of redevelopment due to the break-up of the Developer Partnership with British Land, it was considered necessary to completely re-shape the justification text relating to this site. The amended wording was included in the submission following discussions on Day 5 of the Examination. (HD45).
					New Paragraph 13.24	<i>Developers and agents for this site will be expected to work with both the City Council and Historic England to consider the most important aspects of the historic environment to be retained as part of their planning application and should have due regard to the relevant policies of the Development Management DPD.</i>	Given the changing position of the Canal Quarter, the changes to ownership and direction of redevelopment due to the break-up of the Developer Partnership with British Land, it was considered necessary to completely re-shape the justification text relating to this site. The amended wording was included in the submission following discussions on Day 5 of the Examination (HD45).
					New Paragraph 13.25	<i>The regeneration of the Canal Quarter presents a significant opportunity for a step-change in improving the function and role of Lancaster City Centre. However, it is important that the regeneration of this area seeks to benefit the City Centre as a whole, in particular ensuring that the existing businesses and retailers also see benefits and improvements arising from the scheme.</i>	Given the changing position of the Canal Quarter, the changes to ownership and direction of redevelopment due to the break-up of the Developer Partnership with British Land, it was considered necessary to completely re-shape the justification text relating to this site. The amended wording was included in the submission following discussions on Day 5 of the Examination (HD45).
					New Paragraph 13.26	<i>In order to achieve this, and to clearly define how such benefits will be delivered, the Council will seek to promote improvements through the preparation of a Town Centre Strategy which will be prepared in collaboration with key City Centre stakeholders. The strategy will set out a positive and proactive approach towards regeneration, improvement and renewal, building on the successes of recent projects such as 'Square Routes' and 'Beyond the Castle' to ensure that the benefits which arise from the regeneration of the Canal Quarter, particularly in terms of investment and footfall, are shared with the whole City Centre.</i>	Given the changing position of the Canal Quarter, the changes to ownership and direction of redevelopment due to the break-up of the Developer Partnership with British Land, it was considered necessary to completely re-shape the justification text relating to this site. The amended wording was included in the submission following discussions on Day 5 of the Examination (HD45).
			66	N/A	To delete Policy SG5 and to replace with new text.	<b>Due to the comprehensive nature of this suggested modification these changes proposed are not highlighted in this modification list but can be viewed in the accompanying tracked-changed Strategic Policies &amp; Land Allocations DPD.</b>	Given the changing position of the Canal Quarter, the changes to ownership and direction of redevelopment due to the break-up of the Developer Partnership with British Land, it was considered necessary to completely re-shape the policy text relating to this site. The amended wording was included in the submission following discussions on Day 5 of the Examination (HD45).
SPLA MOD_15 (Continued on next page)	CHAPTER 14 EAST LANCASTER	Policy SG7	73	N/A	First Paragraph Second Sentence The Council expect that once fully developed that the site will accommodate approximately 900 dwellings and a range of infrastructure that is necessary to facilitate these new homes.	First Paragraph Second Sentence The Council expect that once fully developed that the site will accommodate approximately 900 <del>930</del> dwellings and a range of infrastructure that is necessary to facilitate these new homes.	To provide greater consistency in the Plan and to reflect submissions made to the Examination in relation to the Housing Trajectory (HD59.1).
					Delete second and third paragraphs	Delete second and third paragraphs	To provide further clarity to the policy and as agreed in the Statement of Common Ground (HD28).
					In preparing the masterplan and future planning applications, any future proposals will require the following matters to be fully addressed:	In preparing the masterplan and future planning applications, any future proposals will be required to address the following matters to be fully addressed:	To provide further clarity to the policy and as agreed in the East Lancaster Statement of Common Ground (HD28).

# STRATEGIC POLICIES AND LAND ALLOCATIONS DPD - PROPOSED **MAIN** MODIFICATIONS SCHEDULE (August 2019)

SPLA MOD_15	CHAPTER 14 EAST LANCASTER	Policy SG7	74	N/A	<p>Criterion I The delivery of infrastructure to make the development acceptable in planning terms including addressing the requirements of Policy SG8 of this DPD in relation to wider strategic infrastructure needs in the East Lancaster area;</p>	<p>Criterion I <del>A comprehensive masterplan for the whole site will be required with future planning application(s) which addresses phasing and</del> the delivery of infrastructure to make the development acceptable in planning terms, including addressing the requirements of Policy SG8 of this DPD in relation to wider strategic infrastructure needs in the East Lancaster area;</p>	To provide further clarity to the policy and as agreed in the East Lancaster Statement of Common Ground (HD28).
				N/A	<p>Criterion II The relocation of Lansil Golf Club (and associated facilities) to a satisfactory and appropriate location to secure their long-term future.</p>	<p>Criterion II The <del>development should be appropriately phased including the</del> relocation of Lansil Golf Club (and associated facilities) to a satisfactory and appropriate location to secure their long-term future.</p>	To provide further clarity to the policy and as agreed in the East Lancaster Statement of Common Ground (HD28).
				N/A	<p>Criterion V Approximately 40% of the residential units will be defined as 'affordable' which includes the delivery of a full range of affordable products through dialogue with the Local Planning Authority.</p>	<p>Criterion V <del>Affordable housing requirements will be determined in accordance with Policy DM3 (The Delivery of Affordable Housing) of the Development Management DPD. Where there are demonstrable constraints on viability which prejudice the delivery of development proposals, these need to be discussed at the earliest opportunity with the Council, preferably prior to submission of any relevant planning application. Viability matters will be determined in accordance with Policy DM3 and other national or local planning policy deemed consequential. Approximately 30-40% of the residential units will be defined as 'affordable' which includes the delivery of a full range of affordable products through dialogue with the Local Planning Authority.</del></p>	To ensure consistency with the evidence base, the proposed modification to DM3 and throughout the plan and as agreed in the East Lancaster Statement of Common Ground (HD28) and reflect submissions may to Day 9 of the Examination (HD64).
				N/A	<p>Criterion VI The submission of a detailed design statement, recognising the site's prominent location on the eastern edge of Lancaster, its relationship with the Urban Setting Landscape to the east of the site (as identified under Policy EN7 of this DPD) and its position within the setting for Ashton Memorial which is a Grade I Listed Building. The design, layout and materials used should be sympathetic to the locality to create a strong sense of place, providing a well-designed and high-quality environment for its residents;</p>	<p>Criterion VI The <del>Masterplan required by criterion I shall submission of a detailed design statement,</del> recognising the site's prominent location on the eastern edge of Lancaster, its relationship with the Urban Setting Landscape to the east of the site (as identified under Policy EN7 of this DPD) and its position within the setting for Ashton Memorial which is a Grade I Listed Building. The design, layout and materials used should be sympathetic to the locality to create a strong sense of place, providing a well-designed and high-quality environment for its residents;</p>	To provide further clarity to the policy as submitted following the discussions on Day 4 of the Examination (HD50).
				N/A	<p>Criterion VII ...minimising energy use, reducing emissions and maximising energy efficiency. This should investigate opportunities to deliver district heating systems, the appropriate provision of electric charging points and other associated infrastructure for electric vehicles;</p>	<p>Criterion VII ...minimising energy use, reducing emissions and maximising energy efficiency <del>in accordance with Policy DM30. This</del> <del>Proposals</del> should <del>also</del> investigate opportunities to deliver <del>district heating systems,</del> the appropriate provision of electric charging points and other associated infrastructure for electric vehicles <del>in accordance with Policy DM31 of the Development Management DPD.</del></p>	To provide further clarity to the policy and as agreed in the East Lancaster Statement of Common Ground (HD28).
				N/A	<p>Criterion XVI The potential impact upon the setting and significance of the Ashton Memorial as a result of new development should be investigated, and where potential concerns may arise, mitigation measures should be put in place;</p>	<p>Criterion XVI <del>Proposals will need to take account of the recommendations for mitigating harm and/or maximising enhancements as set out in the Council's Heritage Impact Assessment for the site. The potential impact upon the setting and significance of the Ashton Memorial as a result of new development should be investigated, and where potential concerns may arise, mitigation measures should be put in place;</del></p>	To provide further clarity to the policy and provide greater consistency with the evidence base and as agreed in the East Lancaster Statements of Common Ground (HD39).
SPLA MOD_16 (Continued on next page)	CHAPTER 14 EAST LANCASTER	Policy SG8	78	N/A	<p>Final Paragraph Any proposal that is submitted for this area will be expected to take fully into account the content of the development Brief and all other relevant policies within the Local Plan.</p>	<p>Any <del>future planning application(s)</del> <del>proposal that are</del> is submitted for this area will be expected to take fully into account the <del>content of the Development Brief</del> and all other relevant policies within the Local Plan.</p>	To provide further clarity within the Policy and consistency with the wider Plan.
				N/A	<p>Criterion I The provision of additional school places at a primary level. To achieve this it is expected that new development funds the creation of a new primary school within Strategic Site SG7 in an appropriate, convenient and accessible location to be agreed with the education authority. The new primary school should be Single form Entry in size however should be provided on a plot which could be expanded in the future to create a two-form entry school. The delivery of the new school should be commissioned and delivered in partnership with the education authority.</p>	<p>Criterion I The provision of additional school places at a primary level. To achieve this it is expected that new development <del>will</del> funds the creation of a new primary school within Strategic Site SG7 in an appropriate, convenient and accessible location to be agreed with the education authority. The new primary school should be Single form Entry in size however should be provided on a plot which could be expanded in the future to create a two-form entry school. The delivery of the new school should be commissioned and delivered in partnership with the education authority.</p>	To provide further clarity within the Policy.
				N/A	<p>Criterion II The provision of additional school places at a secondary level. To achieve this it is expected that contributions will be made towards the delivery of a new secondary school at Bailrigg Garden Village (as identified via Policy SG1 of this DPD) which will increase the range of secondary school places in the district to meet projected future needs.</p>	<p>Criteria II The provision of additional school places at a secondary level. To achieve this it is expected that contributions will be made towards the delivery of a new secondary school <del>in South Lancaster</del> at Bailrigg Garden Village (as identified via Policy SG1 of this DPD) which will increase the range of secondary school places in the district to meet projected future needs.</p>	To provide further clarity to the policy and as agreed in the East Lancaster Statement of Common Ground (HD28).
				N/A	<p>Criterion III Last Sentence Consideration should be given to the provision of healthcare facilities as part of this centre via discussions with the Morecambe Bay Clinical Commissioning Group.</p>	<p>Criterion III Delete last sentence <del>Consideration should be given to the provision of healthcare facilities as part of this centre via discussions with the Morecambe Bay Clinical Commissioning Group.</del></p>	To provide further clarity to the policy and as agreed in the East Lancaster Statement of Common Ground (HD28).
N/A	<p>Criterion V Beyond the on-site contributions to meet localised open space needs, the Council will expect contributions towards the improvement to Williamson Park so that the park may better accommodate increased use of its facilities associated with new development.</p>	<p>Criterion V <del>Beyond the on-site contributions to meet localised open space needs, the Council will expect contributions towards the improvement to Williamson Park so that the park may better accommodate increased use of its facilities associated with new development.</del></p>	To provide further clarity to the policy and as agreed in the East Lancaster Statement of Common Ground (HD28).				

# STRATEGIC POLICIES AND LAND ALLOCATIONS DPD - PROPOSED **MAIN** MODIFICATIONS SCHEDULE (August 2019)

SPLA MOD_16	CHAPTER 14 EAST LANCASTER	Policy SG8	78	N/A	<p>Criterion VI The creation of improved cycling and walking linkages between the proposed growth in East Lancaster, Caton Road Employment Area, Lancaster City Centre, the Ridge Estate and new developments to the South of Strategic Site SG7. Proposals should come forward with appropriate mechanisms for future maintenance of the new routes.</p>	<p>Criterion VI The creation of improved cycling and walking linkages between the proposed growth in East Lancaster, Caton Road Employment Area, Lancaster City Centre, the Ridge Estate and new developments to the South of Strategic Site SG7. <u>Opportunities for improvements along the Lancaster Canal should be explored by the applicant and delivered by the Canal and River Trust.</u> Proposals should come forward with appropriate mechanisms for <u>the</u> future maintenance of the new routes.</p>	To provide further clarity to the policy and as agreed in the East Lancaster Statement of Common Ground (HD28).
					<p>Penultimate Paragraph It is anticipated that contributions will be sought from these developments where it is considered that their development will cause impacts on the infrastructure outlined in this policy.</p>	<p>Penultimate Paragraph It is anticipated that contributions will be sought from these developments where it is considered that their development will cause impacts, <u>either individually or cumulatively</u> on the infrastructure outlined in this policy.</p>	To provide further clarity to the policy and as agreed in the East Lancaster Statement of Common Ground (HD28).
			79	N/A	<p>Add Paragraph before final paragraph of the policy.</p>	<p><u>In particular, beyond the on-site contributions to meet localised open space needs, the Council may expect contributions towards the improvement of Williamson Park so that the park may better accommodate increased use of its facilities associated with the demands of new development in the locality. However, given the scale of open space contributions associated with the East Lancaster Strategic Site (SG7) and the delivery of a new Country Park in this location, development proposals within Policy SG7 will be exempt from this requirement.</u></p>	To provide further clarity to the policy and as agreed in the East Lancaster Statement of Common Ground (HD28).
				<p>Last paragraph Where necessary and appropriate to do so, applicants may be required to enter into legal agreements that set out further detailed mechanisms and timings of delivery of necessary infrastructure identified in this policy.</p>	<p>Where necessary and appropriate to do so, applicants may be required to enter into legal agreements that set out further detailed mechanisms and timings of delivery of necessary infrastructure identified in this policy. <u>Where off-site works are required then these can either physically provided or appropriate contributions made for third parties to deliver.</u></p>	To provide further clarity to the policy and as agreed in the East Lancaster Statement of Common Ground (HD28).	
SPLA MOD_17 (Continued on next page)	CHAPTER 15 NORTH LANCASTER	Policy SG9	80	N/A	<p>First Paragraph Greenfield land identified on the Local Planning Policies Map at Hammerton Hall / Beaumont Hall in North Lancaster has been allocated as a site for residential-led development. The Council expects that once fully developed that the site will accommodate approximately 700 dwellings, 2 hectares of high quality B1 employment land and a range of infrastructure necessary to facilitate these new homes and jobs.</p>	<p>First Paragraph Greenfield land identified on the Local Planning Policies Map at Hammerton Hall / Beaumont Hall in North Lancaster has been allocated as a site for residential-led development. The Council expects that once fully developed that the site will accommodate approximately 700 dwellings, <del>2 hectares of high quality B1 employment land</del> and a range of infrastructure necessary to facilitate these new homes and jobs.</p>	To provide further clarity to the policy and as agreed in the North Lancaster Statement of Common Ground (HD27)
					<p>Add paragraph after first paragraph</p>	<p><u>An area of 2 hectares of B1 employment land will be provided within the strategic allocation on land to the east, accessed via Kellet Lane. The Council will support residential development in this employment area should it be demonstrated, following a robust marketing exercise (which has taken place for no less than 2 years following the adoption of the Local Plan), that there is no market demand for the identified use. Such a marketing exercise should demonstrate that the site has been marketed using appropriate media sources at a realistic price for the identified use.</u></p>	To provide further clarity to the policy and as agreed in the North Lancaster Statement of Common Ground (HD27)
					<p>Delete paragraphs two and three</p>	<p>Delete paragraphs two and three</p>	As agreed in the North Lancaster Statement of Common Ground (HD27).
					<p>Fourth Paragraph In preparing the masterplan and future planning application, any future proposals will require the following matters to be fully addressed:</p>	<p>In preparing the masterplan and <del>future planning applications, any future proposals will be required</del> to address the following matters <del>to be fully addressed</del>:</p>	To provide further clarity to the policy and as agreed in the North Lancaster Statement of Common Ground (HD27)
					<p>Criterion I The delivery of infrastructure to make the development acceptable in planning terms, including addressing the requirements of Policy SG10 of this DPD in relation to wider strategic infrastructure needs in the North Lancashire area;</p>	<p>Criterion I <u>A comprehensive masterplan for the whole site will be required with any future planning application(s). The masterplan should address phasing and t</u> The delivery of infrastructure to make the development acceptable in planning terms, including <del>addressing</del> the requirements of Policy SG10 of this DPD in relation to wider strategic infrastructure needs in the North Lancaster <del>hire</del> area;</p>	To provide further clarity to the policy and as agreed in the North Lancaster Statement of Common Ground (HD27)
			81	N/A	<p>Criterion IV Approximately 40% of the residential units provided will be defined as 'affordable', which includes the delivery of a full range of affordable products through dialogue with the Local Planning Authority.</p>	<p>Criterion IV <u>Affordable housing requirements will be determined in accordance with Policy DM3 (The Delivery of Affordable Housing) of the Development Management DPD. Where there are demonstrable constraints on viability which prejudice the delivery of development proposals, these need to be discussed at the earliest opportunity with the Council, preferably prior to the submission of any relevant planning application. Viability matters will be determined in accordance with Policy DM3 and other national or local planning policy deemed consequential.</u> Approximately 40% of the residential units provided will be defined as 'affordable', which includes the delivery of a full range of affordable products through dialogue with the Local Planning Authority.</p>	To ensure consistency with the evidence base, the proposed modification to DM3 and throughout the plan and as agreed in the North Lancaster Statement of Common Ground (HD27) and the submissions made to the Examination on Day 9 (HD64).
				<p>Criterion V The submission of a detailed design statement, recognising the prominent and sensitive location of Beaumont Hall as a northern gateway into Lancaster and its proximity to the Bay Gateway which is to the north. The design, layout and materials used...</p>	<p>Criterion V The submission of a <u>bespoke Design and Access Statement with future planning application(s)</u>, detailed design statement, recognising the prominent and sensitive location of the Beaumont Hall area as a northern gateway into Lancaster and its proximity to the Bay Gateway which is to the north. The design, layout and materials used should be sympathetic to the locality and create a strong sense of place, providing a well-designed and high quality environment for its residents.</p>	To provide further clarity to the policy and as agreed in the North Lancaster Statement of Common Ground (HD27).	

# STRATEGIC POLICIES AND LAND ALLOCATIONS DPD - PROPOSED **MAIN** MODIFICATIONS SCHEDULE (August 2019)

SPLA MOD_17	CHAPTER 15 NORTH LANCASTER	Policy SG9	81	N/A	<p>Criterion VI Support will be given to development which seeks to adopt sustainable construction and design aimed at minimising energy use, reducing emissions and maximising energy efficiency, this should include investigating opportunities to deliver district heating systems and provision for electric charging points and infrastructure for electric vehicles;</p>	<p>Criterion VI Support will be given to development which seeks to adopt sustainable construction and design aimed at minimising energy use, reducing emissions and maximising energy efficiency <i>in accordance with Policy DM30</i>. <del>These</del> <i>Proposals</i> should also <i>include</i> investigating opportunities to deliver district heating systems and <i>the</i> provision of for electric charging points and infrastructure for electric vehicles <i>in accordance with Policy DM31 of the Development Management DPD</i>;</p>	To provide further clarity within the Policy and consistency with the wider plan.
					<p>Criterion X The creation of significant green buffers between any development proposals and the sites of St Johns Hospice and Hammerton Hall to protect the general amenity of these areas through both the construction and occupation phases of development;</p>	<p>Criterion X The creation of significant green buffers <i>informed by Landscape and Visual and Heritage Impact Assessments submitted with future planning application(s)</i>, between any development proposals and the sites of St Johns Hospice and Hammerton Hall to protect the general amenity of these areas through both the construction and occupation phases of development;</p>	To provide further clarity to the policy and as agreed in the North Lancaster Statement of Common Ground (HD27)
					<p>Additional criteria to be added to Policy SG9.</p>	<p>Include new criteria to read <i>The identification of the Valley Meadow Habitat Creation Area detailing how this will be maintained and protected. This should be prepared in dialogue with Lancashire County Council having regards to the Meadow Habitat Licence Agreement;</i></p>	To reflect the presence of the Habitat Creation Area which was designated as part of the construction of the Bay Gateway Link Road.
					<p>Criterion XII Proposals will be expected to fully assess the potential impact upon the setting and significance of Beaumont Hall, Hammerton Hall, Carus Lodge Cottage, the curtilage listed wall on Halton Road, Hammerton Hall Bridge, Folly Bridge, Beaumont Hall Bridge, Halton Road Bridge and the Lune Aqueduct as a result of new development should be investigated and where potential concerns may arise, mitigation measures put in place...</p>	<p>Criterion XII <i>Future planning application(s)</i>. Proposals will be expected to fully assess the potential <i>affect</i> impact upon the setting and significance of <i>heritage assets at</i> Beaumont Hall, Hammerton Hall, Carus Lodge, Carus Lodge Cottage, the curtilage listed wall on Halton Road, Hammerton Hall Bridge, Folly Bridge, Beaumont Hall Bridge, Halton Road Bridge and the Lune Aqueduct as a result of <i>proposed</i> new development. <del>should be investigated, and where</del> here potential concerns may arise, mitigation measures should be put in place. Proposals <i>will need to take account of the recommendations for mitigating harm and/or maximising enhancements as set out in the Council's Heritage Impact Assessment for the site, should make use of the Heritage Assessments which have been prepared by the City Council in relation to this site;</i></p>	To provide further clarity to the policy and consistency with the evidence base and as agreed in the North Lancaster Statement of Common Ground (HD27).
			82	N/A	<p>Criterion XVI Proposals will be required to demonstrate how they will contribute to the delivery of green network corridors and ecological networks, identifying opportunities for enhancing biodiversity, recreation and leisure uses and integrating the delivery of the site with improved functionality of both the district's ecological and green infrastructure networks;</p>	<p>Criterion XVI Future planning application(s) will be required to demonstrate how they will contribute to the delivery of green <i>infrastructure</i> network corridors and ecological networks, identifying opportunities for enhancing biodiversity, recreation and leisure uses and integrating the delivery of the site with improved functionality of both the district's ecological and green infrastructure networks;</p>	To provide further clarity to the policy and as agreed in the North Lancaster Statement of Common Ground (HD27)
					<p>Add Criterion</p>	<p><i>The site shall, subject to detailed technical design, include an internal road layout to provide for an unfettered vehicle and pedestrian/cycle access (to adoptable standard) from Slyne Road (A6) to Hammerton Hall Lane;</i></p>	To provide further clarity to the policy and as agreed in the Statement of Common Ground (HD27).
					<p>Add Criterion</p>	<p><i>The phasing required as part of the comprehensive masterplan should ensure that the land north and south of Hammerton Hall Lane can be delivered early in the plan period (in accordance with the housing trajectory);</i></p>	To provide further clarity to the policy and as agreed in the North Lancaster Statement of Common Ground (HD27).
			83	N/A	<p>Additional paragraph to be added prior to the final paragraph of Policy SG9.</p>	<p>Additional paragraph to read: <i>Future proposals will need to demonstrate that no International designated site would be adversely affected by development either alone or in combination with other proposals, as per Policy EN7 of this DPD. In view of the potential for likely significant effects as a result of this allocation, the requirements of Appendix D must be delivered as part of any future proposal.</i></p>	To provide consistency with the wider plan and ensure consistency with the outcomes of the SA process.
					<p>Final Paragraph Any proposal that is submitted for this area will be expected to take fully into account the content of the Development Brief and all other relevant policies within the Local Plan.</p>	<p>Final Paragraph Any <i>future planning application(s)</i> proposal that is submitted for this area will be expected to take fully into account the content of the Development Brief and all other relevant policies within the Local Plan.</p>	To provide further clarity to the policy and as agreed in the North Lancaster Statement of Common Ground (HD27).
			84	N/A	<p>Additional paragraph to the supporting text to Policy SG9</p>	<p><i>In order to meet an identified deficit in office space (as identified in the Council's Employment Land Review) in the district, the Council have identified the potential delivery of 2 hectares of B1 employment land on the eastern part of the North Lancaster Strategic Site (accessed from Kellet Lane). However, mindful of the need for housing delivery within the district, the Council will support residential development in this area should it be demonstrated that a robust and thorough market exercise has taken place which demonstrates that there has been no demand for the site. The marketing exercise should demonstrate that the site has been marketed for employment purposes for no less than 2 years of the site becoming available for development (i.e. the formal adoption of the plan and allocation of the site). The marketing exercise should be clearly demonstrated to robust in terms of making use of the appropriate media sources (both locally and nationally) and ensure it is being marketed for a realistic price for the use identified.</i></p>	To provide further clarity to the policy and as agreed in the North Lancaster Statement of Common Ground (HD27).

# STRATEGIC POLICIES AND LAND ALLOCATIONS DPD - PROPOSED **MAIN** MODIFICATIONS SCHEDULE (August 2019)

SPLA MOD_18	CHAPTER 15 NORTH LANCASTER	Policy SG10	85	N/A	<p>Criterion I The provision of additional school places at a primary level. To achieve this it is expected that new development funds the creation of a new primary school within the site in an appropriate, convenient and accessible location to the east of the A6 to be agreed with the education authority. The new primary school should be Single form Entry in size however should be provided on a plot which could be expanded in the future to create a two-form entry school. The delivery of the new school should be commissioned and delivered in partnership with the education authority;</p>	<p>Criterion I The provision of additional school places at a primary level. To achieve this it is expected that new development <del>will</del> funds the creation of a new primary school within the site in an appropriate, convenient and accessible location to the east of the A6 to be agreed with the education authority. The new primary school should be Single form Entry in size however should be provided on a plot which could be expanded in the future to create a two-form entry school. The delivery of the new school should be commissioned and delivered in partnership with the education authority;</p>	To provide clarity within the Policy and provide consistency within the Plan.
			86	N/A	<p>Criterion II The provision of additional school places at a secondary level. To achieve this it is expected that contributions will be made towards the delivery of a new secondary school at Bailrigg Garden Village (as identified via Policy SG1 of this DPD) which will increase the range of secondary school places in the district to meet projected future needs.</p>	<p>Criterion II The provision of additional school places at a secondary level. To achieve this it is expected that contributions will be made towards the delivery of a new secondary school <del>in South Lancaster at Bailrigg Garden Village (as identified via Policy SG1 of this DPD)</del> which will increase the range of secondary school places in the district to meet projected future needs.</p>	To provide further clarity within the policy and consistency within the Plan.
					<p>Criterion III The delivery of a new local centre within the Strategic Site SG9 (identified as TC1.12 on the Local Plan Policies Map) in a convenient and accessible location. The local centre should include a range of local services and community facilities that can be accessed by both new and existing residents in the North Lancaster area. The scale of the local centre should deliver in the region of 400sqm of convenience retailing floorspace and in the region of 200sqm of comparison retailing floorspace. Consideration should be given to the provision of healthcare facilities as part of this centre via discussions with the Morecambe Bay Clinical Commissioning Group;</p>	<p>Criterion III The delivery of a new local centre within the Strategic Site SG9 (identified as TC1.12 on the Local Plan Policies Map) in a convenient and accessible location. The local centre should include a range of local services and community facilities that can be accessed by both new and existing residents in the North Lancaster area. The scale of the local centre should deliver in the region of 400sqm of convenience retailing floorspace and in the region of 200sqm of comparison retailing floorspace. <del>Consideration should be given to the provision of healthcare facilities as part of this centre via discussions with the Morecambe Bay Clinical Commissioning Group;</del></p>	To provide consistency within the Plan (this requirement has also been removed from Policy SG7 in relation to the East Lancaster Strategic Site)
SPLA MOD_19	CHAPTER 16 SOUTH CARNFORTH	Policy SG11	87	16.2 - 16.3	<p>Deletion of Paragraphs 16.2 and 16.3 of this chapter. As a result of this proposed modification all subsequent paragraphs of this Chapter will require re-numbering.</p>	<p><del>Carnforth has seen very low levels of development growth over recent decades with very little new housing being delivered in the town. Much of the reason behind this is the constrained nature of Carnforth's surroundings. To the north and west is the Arnsdale and Silverdale AONB, the positioning of the M6 to the east is a significant barrier to growth and to the south and west is the North Lancashire Green Belt. Land to the north and west, and to a lesser extent to the east, also lies within flood risk zones 2 and 3. In order to achieve development growth that maintains and improves the service provision within the town it will be important that the Local Plan seeks to provide opportunities for expansion within the town. The most suitable and logical approach to achieving this is for a relaxation of the Green Belt to the south of the town.</del></p> <p><del>Such an expansion will not only provide opportunities for growth on greenfield sites but also assist in the delivery of the extensive brownfield site at Lundsfield Quarry. Whilst permission for residential development has been granted on this site, development has stalled for a number of reasons, for example due to the current single access onto Kellet Road that obscures the site from the main highway network. This permission has now lapsed. The allocation of land for further growth in South Carnforth will allow the Lundsfield Quarry site to be accessed via multiple routes that should improve the deliverability of the site for residential purposes.</del></p>	<p>To provide greater consistency within the Plan.</p> <p>Following the direction of the Inspector in his Post Examination Hearing Letter (EX11) Policy SG12 has been deleted from the DPD. This modification will result in the re-numbering of both policy numbers and paragraph numbers within this chapter.</p>
			88	16.9	<p>The addition of a new paragraph after 16.9.</p>	<p>New paragraph to read: <u><i>In promoting improved linkages to Carnforth town centre, opportunities to enhance the local cycling and walking networks through the site should be explored. Of particular importance to the sustainability of this area is the delivery of a strong link between Lundsfield Quarry and Carnforth town centre, which includes a pedestrian / cycle crossing of the Lancaster Canal at an appropriate and logical location.</i></u></p>	To provide greater consistency and clarity within the Plan in light of the deletion of Policy SG13 in relation to infrastructure matters in South Carnforth.
			88-89	16.10 & 16.11	<p>Not applicable.</p>	<p>Deletion of Paragraphs 16.10 and 16.11</p>	To provide greater consistency within the Plan.
			89	N/A	<p>First Paragraph Brownfield land identified on the Local Plan Policies Map at Lundsfield Quarry, South Carnforth, has been allocated as a site for residential-led development. The Council expects that once fully developed that this brownfield site will accommodate approximately 2500 dwellings and a range of infrastructure that is necessary to facilitate these new homes.</p>	<p>First Paragraph Brownfield land identified on the Local Plan Policies Map at Lundsfield Quarry, South Carnforth, has been allocated as a site for residential-led development. The Council expects that once fully developed that this brownfield site will accommodate approximately 2500 dwellings <del>and a range of infrastructure that is necessary to facilitate these new homes.</del></p>	To correct factual errors and ensure consistency within the Plan.

# STRATEGIC POLICIES AND LAND ALLOCATIONS DPD - PROPOSED **MAIN** MODIFICATIONS SCHEDULE (August 2019)

SPLA_MOD_19	CHAPTER 16 SOUTH CARNFORTH	Policy SG11	89	N/A	Delete Second Paragraph	Delete Second Paragraph The Council will prepare a Development Brief to set out in more detail how development of this strategic site should move forward, particularly in the context of the wider growth in the South Carnforth area and the inter-linkages between this site and the land South of Windermere Road, identified under Policy SG12 of this DPD. The recommendations of the Local Plan (Part One) Sustainability Appraisal should be taken into account when preparing this document.	To provide further clarity to the policy and to reflect the submissions made to the Examination via the Memorandum of Understanding for the Lundsfield Quarry Site (HD32).
			89	N/A	Delete Third Paragraph	Delete Third Paragraph The Council will expect that future proposals for the site should be prepared in the context of this Development Brief and the context of strategic growth in the South Carnforth area. Proposals should be brought forward through a comprehensive masterplan for the whole site that addresses the issues of phasing, delivering the necessary infrastructure and addressing all issues set out within the Brief.	To provide further clarity to the policy and to reflect the submissions made to the Examination via the Memorandum of Understanding for the Lundsfield Quarry Site (HD32).
					Add Paragraph	<u>A comprehensive masterplan for the whole site and a bespoke design and Access Statement(s) will be required with future applications. The masterplan will address phasing and the delivery of infrastructure requirements that will be negotiated through the planning application process and any viability implications will be shared in full with the Council and taken into account as part of any future development proposals and associated Section 106 requirements.</u>	To provide further clarity to the policy and to reflect the submissions made to the Examination via the Memorandum of Understanding for the Lundsfield Quarry Site (HD32).
					Criterion I The delivery of infrastructure to make the development acceptable in planning terms, including addressing the requirements of Policy SG13 of this DPD in relation to wider strategic infrastructure needs in the South Carnforth area;	Criterion I The delivery of infrastructure to make the development acceptable in planning terms, <u>for instance in relation to highway and transport improvements, education and open space provision</u> , including addressing the requirements of Policy SG13 of this DPD in relation to wider strategic infrastructure needs in the South Carnforth area;	To ensure consistency within the Plan following the deletion of Policy SG13.
			89	N/A	Criterion II The provision of sufficient levels of open space in accordance with the most up-to-date evidence in relation to the quantitative and qualitative needs for the locality to supplement the strategic improvements identified in Policy SG13 of this DPD. Requirements will also be expected to take account of accessibility issues and should be delivered in accordance with the requirements set out in Policy DM27 of the Development Management DPD;	Criterion II The provision of sufficient levels of open space in accordance with the most up-to-date evidence in relation to the quantitative and qualitative needs of the locality <del>to supplement the strategic improvements identified in Policy SG13 of this DPD.</del> Requirements will also be expected to take account of accessibility issues and should be delivered in accordance with the requirements set out in Policy DM27 of the Development Management DPD;	To ensure consistency within the Plan following the deletion of Policy SG13.
			90	N/A	Criterion IV Approximately 40% of the residential units will be defined as 'affordable' which include the delivery of a full range of affordable products through dialogue with the Local Planning Authority;	Criterion IV <u>Affordable housing requirements will be determined in accordance with Policy DM3 (The Delivery of Affordable Housing) of the Development Management DPD. Where there are demonstrable constraints on viability which prejudice the delivery of development proposals, these need to be discussed at the earliest opportunity with the Council, preferably prior to the submission of any relevant planning application. Viability matters will be determined in accordance with Policy DM3 and other national or local planning policy deemed consequential.</u> Approximately 40% of the residential units will be defined as 'affordable' which include the delivery of a full range of affordable products through dialogue with the Local Planning Authority;	To provide further clarity to the policy and to reflect the submissions made to the Examination via the Memorandum of Understanding for the Lundsfield Quarry Site (HD32) and the submissions made on Day 9 of the Examination (HD64).
					Criterion VI Support will be given to development which seeks to adopt sustainable construction and design aimed at minimising energy use, reducing emissions and maximising energy efficiency. This should include investigating opportunities to deliver district heating systems, the appropriate provision of electric charging points and other associated infrastructure for electric vehicles;	Criterion VI Support will be given to development which seeks to adopt sustainable construction and design aimed at minimising energy use, reducing emissions and maximising energy efficiency <u>in line with Policy DM30 of the Development Management DPD.</u> This Development should investigate opportunities to deliver district heating systems. <u>Proposals should deliver the appropriate provision of electric charging points and other associated infrastructure for electric vehicles;</u> in line with Policy DM31 of the Development Management DPD.	To provide further clarity to the policy on this matter.
					Addition criterion to be added to Policy SG11	New Criterion to read: <u>Future planning applications should ensure that they do no prejudice the ongoing access to and operation of Carnforth Rangers Football Club;</u>	To provide greater clarity on this matter and to reflect the direction of the Inspector (via the Post Hearing Advice Note EX11 on wider growth in the South Carnforth area and the loss of potential alternative sites for the Football Club (i.e. the recreational hub which had been proposed via SC5 of this DPD).
					Criterion IX The submission of a suitable and appropriate landscaping plan that seeks to retain existing natural features, including the retention of trees and hedgerows, and makes the best use of the topography of the site. Landscaping should seek to enhance the sites position along the Lancaster Canal;	Criterion IX The submission of a suitable and appropriate landscaping plan that seeks to <u>retain maximise the retention of</u> existing natural features, including the retention of trees and hedgerows and makes the best use of the topography of the site. Landscaping should seek to enhance the sites position adjacent to Lancaster Canal;	To provide further clarity to the policy on this matter.
				N/A	Addition of a new criterion to be added following IX and thereafter re-number.	New criterion to read: <u>To provide new home owners with 'Home Owner Packs'. This will include details of the sensitivities of the land adjacent to the development (and the wider Morecambe Bay coastline) to recreational pressure, and promote the use of alternative areas for recreation, such as public open space within the development;</u>	To provide consistency with SA Report and to reflect the submissions made to the Inspector (HD32).

# STRATEGIC POLICIES AND LAND ALLOCATIONS DPD - PROPOSED **MAIN** MODIFICATIONS SCHEDULE (August 2019)

SPLA MOD_19	CHAPTER 16 SOUTH CARNFORTH	Policy SG11	90	N/A	<p>Criterion XI Proposals will be expected to address the issues surrounding Lundsfield Quarry North and Lancaster Canal Biological Heritage Sites (BHS) with evidence of how the BHS will be protected and enhanced and how any residual impacts can be off-set via new planting and habitat creation. The Council will also expect development proposals to deliver positive benefits to biodiversity through the restoration, enhancement and creation of appropriate semi-natural habitats within and through the site to maintain, restore and create functional ecological networks;</p>	<p>Criterion XI <u>Future planning applications(s)</u> will be expected to address the issues surrounding Lundsfield Quarry North and Lancaster Canal Biological Heritage Sites (BHS) with evidence of how the <u>development</u> BHS will <u>seek to</u> be protected and enhanced <u>the BHS including proposals to</u> and <u>how any residual impacts can be off-set impacts via</u> new planting and habitat creation. The Council will also expect development proposals to deliver positive benefits to biodiversity through the restoration, enhancement and creation of appropriate semi-natural habitats within and through the site to maintain, restore and create functional ecological networks;</p>	To provide further clarity to the policy on this matter.			
					<p>New criterion to be added following Criterion XI and thereafter re-number.</p>	<p>New criterion to read: <u>Future planning applications(s) will need to take account of the recommendations for mitigating harm and/or maximising enhancements as set out in the Council's Heritage Impact Assessment for the site;</u></p>	To provide further clarity to the policy and to accord with the Statement of Common Ground with Historic England (HD39) and the memorandum of understanding for Lundsfield Quarry (HD32).			
				N/A	<p>Criterion XV The delivery of a highways scheme which provides safe, suitable and appropriate access onto both Kellet Road to the north and connections to new development on land south of Windermere Road, as identified under Policy SG12 of this DPD. Further access points should be investigated into the Highfield Estate for cycling, walking, public transport and emergency vehicles only; and</p>	<p>Criterion XV The delivery of <u>improvements to the existing highway network, particular any necessary, improvements to Kellet Road and</u>, a highways scheme which provides safe, suitable and appropriate access onto <u>both</u> Kellet Road to the north <u>to the satisfaction of the local highway authority</u>, and connections to new development on land south of Windermere Road, as identified under Policy SG12 of this DPD. Further access points should be investigated into the Highfield Estate for cycling, walking, public transport and emergency vehicles only;</p>	To ensure consistency with the deletion of Policy SG12 and incorporate criterion from the deleted Policy SG13. This modification is on the basis of the direction of the Inspectors Post Hearing Advice Note (EX11).			
			91		<p>Criterion XVI The incorporation of cycle and pedestrian access with strong and positive linkages to the existing network including improvements to cycling and pedestrian links from the site into Carnforth Town Centre via the creation of a new pedestrian / cycle bridge across Lancaster Canal. Positive cycling and walking links should also be delivered into the development proposals to the South identified under Policy SG12 of this DPD.</p>	<p>Criterion XVI The incorporation of cycle and pedestrian access with strong and positive linkages to the existing network, including improvements to cycling and pedestrian links from the site into Carnforth Town Centre. <u>This could include</u> via the creation of a new pedestrian / cycle bridge across Lancaster Canal. <u>Positive cycling and walking links should also be delivered into the development proposals to the South identified under Policy SG12 of this DPD;</u></p>	To provide further clarity to the policy and to ensure consistency with the deletion of Policy SG12. The modification also reflect the submissions made to the Examination process via HD32.			
				N/A	<p>Add Criterion after XVI</p>	<p><u>Contributions should be made towards improvements to public transport, with an emphasis on how bus services can be linked with the site providing a local service to Carnforth Town Centre. The Council will expect such improvements to be investigated jointly with Lancashire County Council and local bus operators;</u></p>	To ensure consistency with the deletion of Policy SG12 and incorporate criterion from the deleted Policy SG13. This modification is on the basis of the direction of the Inspectors Post Hearing Advice Note (EX11).			
					<p>Additional paragraph to be added prior to the final paragraph of Policy SG11.</p>	<p>Additional paragraph to read: <u>Future proposals will need to demonstrate that no Internationally designated site would be adversely affected by development either alone or in combination with other proposals, as per Policy EN7 of this DPD. In view of the potential for likely significant effects as a result of this allocation the requirements of Appendix D must be delivered as part of any future proposal.</u></p>	To provide consistency with the wider plan and ensure consistency with the outcomes of the SA process.			
					<p>Last Paragraph Development proposals will be expected to take fully into account the content of the Development Brief and all other relevant policies within the Local Plan.</p>	<p>Last Paragraph <u>Development proposals Any future planning applications that are submitted</u> will be expected to take fully into account the content of the Development Brief and all other relevant policies within the Local Plan.</p>	To provide further clarity to the policy and greater consistency with the wider Plan.			
			SPLA MOD_20		Policy SG12	91-92	16.12 - 16.20	Not applicable.	Deletion of Paragraphs 16.12 to 16.20	To provide greater consistency within the Plan.  Following the direction of the Inspector in his Post Examination Hearing Letter (EX11) Policy SG12 has been deleted from the DPD. This modification will result in the re-numbering of both policy numbers and paragraph numbers within this chapter.
						93-94	N/A	Not applicable.	The Deletion of Policy SG12 from the DPD.	To provide greater consistency within the Plan.  Following the direction of the Inspector in his Post Examination Hearing Letter (EX11) Policy SG12 has been deleted from the DPD. This modification will result in the re-numbering of both policy numbers and paragraph numbers within this chapter.
			SPLA MOD_21		Policy SG13	94-95	16.21 - 16.29	Not applicable.	Deletion of Paragraphs 16.21 to 16.29	To provide greater consistency within the Plan.  Following the direction of the Inspector in his Post Examination Hearing Letter (EX11) Policy SG12 has been deleted from the DPD. As a result it is considered that the general direction is no longer necessary and any infrastructure requirements related to the development of Lundsfield Quarry (Policy SG11) can be incorporated directly into that site specific policy. As a result Policy SG13 and its supporting text has been deleted. This modification will result in the re-numbering of both policy numbers and paragraph numbers within this chapter.

# STRATEGIC POLICIES AND LAND ALLOCATIONS DPD - PROPOSED MAIN MODIFICATIONS SCHEDULE (August 2019)

SPLA MOD_21	CHAPTER 16 SOUTH CARNFORTH	Policy SG13	96-97	N/A	Not applicable.	The Deletion of Policy SG13 from the DPD.	To provide greater consistency within the Plan.  Following the direction of the Inspector in his Post Examination Hearing Letter (EX11) Policy SG12 has been deleted from the DPD. As a result it is considered that the general direction is no longer necessary and any infrastructure requirements related to the development of Lundsfield Quarry (Policy SG11) can be incorporated directly into that site specific policy. As a result Policy SG13 and its supporting text has been deleted. This modification will result in the re-numbering of both policy numbers and paragraph numbers within this chapter.
SPLA MOD_22	CHAPTER 17 SOUTH HEYSHAM	Policy SG15 (Proposed Mods Reference SG13)	100	N/A	Criterion III Proposals should seek to protect areas that have important biodiversity value, in particular Middleton Nature Reserve – a part of Middleton Former Refinery Biological Heritage Site and where possible provide improvements to the nature reserve in terms of future management arrangement, security and access;	Criterion III Proposals should seek to protect <del>the Nature Reserves at</del> <del>areas that have important biodiversity value, in particular Middleton</del> <del>Heysham and Heysham Moss as identified on the Local Plan Policies Map</del> Nature Reserve – a part of Middleton Former Refinery Biological Heritage Site and where possible provide improvements to the nature reserves in terms of future management, <del>amenity</del> arrangement, security and access;	To provide further clarity to the policy as discussed with Lancashire Wildlife Trust following Day 6 of the Examination.
					Criterion IV That proposals should contribute to improvements to the green network in the Heysham Gateway area, as defined on the Local Plan Policies Map. This should include contributions towards the improvement of this land to enhance both amenity and biodiversity value in this area;	Criterion IV Contribute to improvements to the green <u>infrastructure</u> network in the Heysham Gateway area, as defined on the Local Plan Policies Map. This should include contributions towards the improvement of this land to enhance both amenity and biodiversity value in this area;	To provide further clarity to the policy as discussed with Lancashire Wildlife Trust following Day 6 of the Examination.
					Additional Criterion after IV	New Criterion <u>Proposals will be expected to demonstrate how the SSSI and Biological Heritage Sites will be protected and enhanced and how any residual impacts can be off-set via habitat creation and enhancement. The Council will also expect development proposals to deliver positive benefits to biodiversity through the restoration, enhancement and creation of appropriate semi-natural habitats within and through the Heysham Gateway Area to maintain, restore and create functional ecological networks;</u>	To provide further clarity to the policy as discussed with Lancashire Wildlife Trust following Day 6 of the Examination.
			101	N/A	Final Paragraph The Heysham Gateway has also included an area of land to the South of Heysham Moss that has been safeguarded for future use by National Grid as part of the North West Connections Project. Future proposals for in this areas should pay due regard to Policy DM53 of the Development Management DPD.	Final Paragraph The Heysham Gateway has also included an area of land to the South of Heysham Moss that has been safeguarded for future use by National Grid as part of the North West Connections Project ( <u>identified under Policy SG13.1 of the Local Plan Policies Map</u> ). <del>Future proposals in this areas should pay due regard to Policy DM53 of the Development Management DPD.</del>	To provide further clarity to the policy and to ensure that the policy has been prepared in accordance with the requirements of the SA / HRA.
				New Final Paragraph to be included to Policy SG15	New Final Paragraph to read <u>Future proposals in relation to Substation Land (SG13.1) will need to demonstrate that no Internationally designated site would be adversely affected by development either alone or in combination with other proposals, as per the requirements of Policy EN7 of this DPD. In view of the potential for likely significant effects as a result of this allocation, the requirements of Appendix D must be delivered as part of any future proposal;</u>	To ensure policy is in line with the HRA	
SPLA MOD_23		Policy SG16 (Proposed Mods Reference SG14)	102	N/A	Criterion III Future proposals will need to demonstrate that no European designated sites would be adversely affected by development either alone or in combination with other proposal;	Criterion III Future proposals will need to demonstrate that no <del>European</del> <u>Internationally</u> designated sites would be adversely affected by development either alone or in combination with other proposals <u>as per the requirements of Policy EN7 of this DPD;</u>	To ensure all environmentally designated sites in Policy EN7 are referred to, to provide consistency within the plan and discussed with Lancaster Wildlife Trust on Day 6 of the Examination.
SPLA MOD_24	CHAPTER 18 THE ECONOMY, EMPLOYMENT AND REGENERATION	Policy EC1	104	N/A	<u>General Employment Areas</u> Development proposals for B1 (Office), B2 (General Industrial) and B8 (Storage and Distribution) will be supported in principle within established employment areas as identified below.	<u>General Employment Areas</u> Development proposals for B1 (Office), B2 (General Industrial) and B8 (Storage and Distribution) will be supported in principle within established employment areas as identified below. <u>Within these employment areas, proposals which are not covered by 'B' land-use class uses will be restricted, unless exceptional circumstances are demonstrated.</u>	To provide further clarity to the policy.
					EC1.13 Middleton Road Employment Area	Delete EC1.13 from policy EC1 and move to policy EC2  All other employment sites from EC1.13 onwards to be renumbered accordingly.	To provide greater clarity to this matter and reflect submissions made to the Matter 4 of the Hearing Sessions and discussions on Day 5 of the Examination.
					Inclusion of footnote to the bottom of the first table in Policy EC1, the footnote should refer to land at the Port of Heysham Industrial Estate (EC1.6) and land at Lancaster West Business Park (EC1.10).	Footnote to read: <u>** Development within the sites may have the potential to impact upon Internationally designated sites. Please refer to Appendix D for relevant mitigation options.</u>	To ensure all environmentally designated sites are referred to and to provide consistency within the plan and accord with the HRA.
			105	N/A	Final Paragraph Future proposals in relation to Glasson Dock and Lancaster West Business Park will need to demonstrate that no European designated site would be adversely affected by development either alone or in combination with other proposals, as per the requirements of Policy EN9 of this DPD.	Final Paragraph Future proposals in relation to Glasson Dock, <u>Port of Heysham Industrial Estate</u> and Lancaster West Business Park will need to demonstrate that no <del>European</del> <u>Internationally</u> designated site would be adversely affected by development either alone or in combination with other proposals, as per the requirements of Policy EN9 of this DPD.	To ensure all environmentally designated sites are referred to and to provide consistency within the plan and accord with the HRA.

# STRATEGIC POLICIES AND LAND ALLOCATIONS DPD - PROPOSED **MAIN** MODIFICATIONS SCHEDULE (August 2019)

SPLA MOD_25		Policy EC2	108	N/A	First Paragraph The Council anticipates that a further 46.2 hectares of employment land for B1 (Office), B2 (General Industrial) and B8 (Storage and Distribution) will be required to meet employment and economic needs through the plan period up to 2031. The following sites have been identified to meet these requirements:	First Paragraph The Council anticipates that a further <del>46.2</del> <u>59.5</u> hectares of employment land for B1 (Office), B2 (General Industrial) and B8 (Storage and Distribution) will be required to meet employment and economic needs through the plan period up to 2031. The following sites have been identified to meet these requirements:	To provide greater clarity to this matter and reflect submissions made to the Matter 4 of the Hearing Sessions and discussions on Day 5 of the Examination. This modification will result in the re-numbering of paragraphs numbers in this chapter.	
		Policy EC2	108	N/A	SG2 DESCRIPTION Allocation made to deliver opportunities for technology and research based industries that provide close linkages to the adjacent university campus.	SG2 DESCRIPTION Allocation made to deliver opportunities for technology, <del>and</del> <u>and</u> research <u>and health</u> based industries <u>and ancillary linked education uses and ancillary linked education uses</u> that provide close linkages to the adjacent university campus.	To provide further clarity to the policy and reflect the Statement of Common Ground with Lancaster University (HD40).	
					The addition of a new employment site at Middleton Road	<u>EC2.1</u> <u>Middleton Road Employment Area</u> <u>A further allocation has been made within the Heysham Gateway area for general industrial and business purposes for B1, B2 and B8 uses which will create further opportunities for economic growth in this strategically important location.</u> <u>13.3ha</u>	To provide greater clarity to this matter and reflect submissions made to the Matter 4 of the Hearing Sessions and discussions on Day 5 of the Examination. This modification will result in the re-numbering of paragraphs numbers in this chapter.	
					The inclusion of a footnote at the bottom of the table in Policy EC2 which refers to the Expansion of Facilities for the Port of Heysham (Policy SG12) and land at Middleton Road Employment Area (Policy EC2.1).	Footnote to read: <b>** Development within the sites may have the potential to impact upon Internationally designated sites. Please refer to Appendix D for relevant mitigation options.</b>	To ensure all environmentally designated sites are referred to and to provide consistency within the plan and accord with the HRA.	
	109		Add paragraph after the table	<u>In relation to SG9 (North Lancaster Strategic Site), an area of 2 hectares of B1 employment land will be provided within the strategic allocation. The Council will support residential development in this employment area should it be demonstrated, following a robust marketing exercise (which has taken place for no less than 2 years following adoption of the Local Plan), that there is no market demand for the identified use. Such a marketing exercise should demonstrate that the site has been marketed using appropriate media sources at a realistic price for the identified employment use.</u>	As agreed in the North Lancaster Statement of Common Ground (HD27) and in the submission following discussions on Day 5 of the Examination.			
SPLA MOD_26	CHAPTER 18 THE ECONOMY, EMPLOYMENT AND REGENERATION	Policy EC3	110	18.34	Additional paragraph to be added following 18.34 which relates to the allocation of employment land at Middleton Road.	<u>Middleton Road Employment Area</u> <u>As part of opportunities for economic growth in the Heysham Gateway area, the Council have identified under Policy EC2.1 a further area of land for employment growth along Middleton Road. This site will be promoted for a range of employment uses consistent with this area and in line with the requirements of Policy SG13 relating to Heysham Gateway.</u>	To provide greater clarity to this matter and reflect submissions made to the Matter 4 of the Hearing Sessions and discussions on Day 5 of the Examination. This modification will result in the re-numbering of paragraphs numbers in this chapter.	
				N/A	New paragraph to be added at the start of Policy EC3	<u>The site has been allocated to meet a specific identified need for the relocation of the Lancaster Auction Mart and to support economic growth of rural land-based businesses.</u>	Following discussions on Day 5 of the Examination and the subsequent submissions to the Inspector (HD45) the Council have sought to provide a number of modification to provide clarification to the policy.	
		Policy EC3	110	N/A	First Paragraph The Council will support the development of this site for a new Agri-Business Centre that is focussed around the relocation of the existing Lancaster Auction Mart from its current base at Wyresdale Road, Lancaster. Employment uses on this site must be ancillary to the agricultural nature of this allocation, seeking to facilitate the local agricultural economy within the district and wider region.	First Paragraph The Council will support the development of this site for a new Agri-Business Centre <u>subject to the inclusion of the relocated Auction Mart and which consist of land-based businesses which are - that is focussed around the relocation of the existing Lancaster Auction Mart from its current base at Wyresdale Road, Lancaster. Employment uses on this site must be ancillary to the agricultural nature of this allocation, seeking to facilitate the local agricultural economy within the district and wider region.</u>	Following discussions on Day 5 of the Examination and the subsequent submissions to the Inspector (HD45) the Council have sought to provide a number of modification to provide clarification to the policy.	
					N/A	Additional criterion to be added to Policy EC3.	Additional criterion to read: <u>Proposals will need to take account of the recommendations for mitigating harm and/or maximising enhancements as set out in the Council's Heritage Impact Assessment for the site;</u>	To provide further clarity to the policy as submitted following discussions on Day 5 of the Examination and within the Statement of Common Ground with Historic England (HD39).
					N/A	Additional criterion to be added to Policy EC3.	Additional criterion to read: <u>Proposals should not result in any prejudice to the operation of the North West Ethylene Pipeline which runs within the vicinity of this site. Development should ensure that sufficient buffering is provided where necessary to protect amenity and ensure the safe operation of the pipeline;</u>	Following discussions on Day 5 of the Examination and the subsequent submissions to the Inspector (HD45) the Council have sought to provide a number of modification to provide clarification to the policy.  It should be noted that the Council have investigated whether existing legal agreements were sufficient to remove the need for this modification. Following discussions with the pipeline operators this has been determined to be not the case and the proposed modification stands.
						Further paragraph to be added following the list of criteria.	<u>Proposals for uses that will attract visitors and generate traffic unrelated to the Auction Mart and land-based businesses will not be supported, either as part of the development of the site or as part of any future changes of use or incremental expansion.</u>	Following discussions on Day 5 of the Examination and the subsequent submissions to the Inspector (HD45) the Council have sought to provide a number of modification to provide clarification to the policy.
SPLA MOD_27	CHAPTER 19 TOWN CENTRES AND RETAILING	Policy TC1	122	N/A	Carnforth (TC1.3) - Market Town - Carnforth will maintain its role as a market town and key service centre to the rural hinterland	Carnforth (TC1.3) - Market Town - Carnforth will maintain its role as a market town <u>providing services both to the residents of the town and a wide</u> and key service centre to the rural hinterland	To provide consistency within both the policy and the wider plan as discussed on Day 4 of the Examination.	

# STRATEGIC POLICIES AND LAND ALLOCATIONS DPD - PROPOSED MAIN MODIFICATIONS SCHEDULE (August 2019)

SPLA MOD_28	CHAPTER 20 HOUSING	Policy H1	130-131	N/A	Amendments made to the table presented within Policy H1.	<p>POLICY REF - SITE LOCATION - DWELLING NUMBERS - PLANNING STATUS</p> <p>SG1 - Bailrigg Garden Village Lancaster South Location for Growth** - 3,500# - Allocation</p> <p>SG7 - Ridge Farm / Cuckoo Farm, East Lancaster Strategic Site ** - 900 930 - Allocation</p> <p>SG9 - North Lancaster Strategic Site** - 700 - Allocation</p> <p>SG11 - Lundsfield Quarry, South Carnforth** - 200 250 - Allocation</p> <p>SG12 - Land South of Windermere Road, South Carnforth - 500 - Allocation</p> <p>H1.1 - Moor Park, Quernmore Road - 62 - PP Granted</p> <p>H1.1.2 - New Quay Road, Lancaster** - 12 - PP Granted</p> <p>H1.2 - Luneside East, Lancaster** - 148 - PP Granted</p> <p>H1.3 - Former Police Station, Heysham** - 14 - PP Granted</p> <p>H1.4 - Broadway Hotel, Morecambe** - 50 - PP Granted</p> <p>H1.5 - Land West of 113 White Lund Road Oxcliffe Road** - 10 - PP Granted</p> <p>H1.6 - Grove Street Depot, Morecambe** - 21 - PP Granted</p> <p>H1.4.7 - Land West of Middleton Road, Heysham** - 69 75 - PP Granted Allocation</p> <p>H3.1 - Land at Former Ridge Lea Hospital, East Lancaster - 70 75 - Allocation</p> <p>H3.2 - Land at Stone Row Head, East Lancaster - 10 - Allocation</p> <p>H3.3.2 - Land at University of Cumbria** - 15 - Allocation</p> <p>H4 - Land at Grab Lane, East Lancaster** - 195 207 - Allocation</p> <p>H5 - Land Leisure Park / Auction Mart, Wyresdale Road** - 200 242 - Allocation</p> <p>H6 - Royal Albert Fields, Ashton Road** - 71 137 - Allocation</p> <p>DOS3 - Luneside East. St Georges Quay - 149 - PP Granted</p> <p>DOS4 - Lune Industrial Estate, New Quay Road** - c.200 - Allocation</p> <p>TOTAL ALLOCATIONS (URBAN AREA) - 6,938 6,515</p>	To provide consistency and clarity within the plan, to reflect discussions at Day 1, 2, 3, 4 and 9 of the Examination. The modifications to this policy reflect the outcomes of relevant SoCGs prepared and the outcomes of Inspector's Post Hearing Advice Note (EX11).	
				131	N/A	<p>*Where no planning permissions have been submitted, dwelling numbers have been estimated based on a number of assumptions around site area and site densities. Where this is the case the actual dwelling numbers will be determined through the planning application process.</p> <p>#Anticipated that 1,655 new dwellings to come forward through this plan period with the remainder being delivered through the future plan periods beyond 2034.</p> <p>Final Paragraph A number of the sites identified for allocation within the urban area for residential development as set out in the table above require specific policy consideration, these are set out in more detail within Policies H3 - H8 of this DPD.</p>	<p>*Where no planning <del>permissions</del> <u>applications</u> have been <u>granted</u> submitted, dwelling numbers have been estimated based on a number of assumptions around site area and site densities. Where this is the case the actual dwelling numbers will be determined through the planning application process.</p> <p><del>#Dwelling numbers represent the allocated capacity for sites. Not all of this capacity will be built out within the Plan Period with a number of sites continuing to be built out beyond the plan period. Anticipated that 1,655 new dwellings to come forward through this plan period with the remainder being delivered through the future plan periods beyond 2034.</del></p> <p>Final Paragraph A number of the sites identified for allocation <del>within the urban area for residential development</del> as set out in the table above require specific policy consideration, <del>these are set out in more detail within Policies <u>SG1, SG7, SG9, SG11, DOS2</u> &amp; H3 - H6</del> <u>8</u> of this DPD.</p>	<p>To provide consistency and clarity within the plan, to reflect discussions at Day 1, 2, 3, 4 and 9 of the Examination. The modifications to this policy reflect the outcomes of relevant SoCGs prepared and the outcomes of Inspector's Post Hearing Advice Note (EX11).</p> <p>To provide consistency and clarity within the plan, to reflect discussions at Day 1, 2, 3, 4 and 9 of the Examination. The modifications to this policy reflect the outcomes of relevant SoCGs prepared and the outcomes of Inspector's Post Hearing Advice Note (EX11).</p> <p>To provide greater clarity within the Policy and consistency within the Plan.</p>
SPLA MOD_29			Policy H2	132	N/A	<p>Amendments made to the table presented within Policy H1.</p> <p>*Where no planning permissions have been submitted, dwelling numbers have been estimated based on a number of assumptions around site area and site densities. Where this is the case the actual dwelling numbers will be determined through the planning application process.</p> <p>Additional note to be added below the table which appears in Policy H2.</p>	<p>POLICY REF - SITE LOCATION - DWELLING NUMBERS* - PLANNING STATUS</p> <p>H2.1 - Royal Oak Meadow, Hornby - 23 - PP Granted</p> <p>H2.2 - Lancaster Road, Overton** - 32 - PP Granted</p> <p>H2.3 - Yenham Lane, Overton** - 21 - Allocation</p> <p>H2.4 - St Michaels Lane, Bolton-le-Sands** - 20 - PP Granted</p> <p><del>H2.5 - Briar Lea Road, Nether Kellet** - 10 - PP Granted</del></p> <p><del>H2.5.6 - Land North of Old Hall Farm, Over Kellet** - 55 Allocation</del> <u>PP Granted</u></p> <p><del>H2.7 - Monkswell Avenue, Bolton-le-Sands** - 15 - Allocation</del></p> <p>H2.6 - Halton Mills, Halton - 20 - <del>PP Granted</del> <u>Allocation</u></p> <p>H2.7.9 - Land South of Low Road, Halton - 60 - PP Granted</p> <p>H2.8.10 - Land between Low Road and Forge Lane, Halton - <del>90 76</del> - PP Granted</p> <p>H2.9.11 - Land to the rear of Pointer Grove and adjacent High Road, Halton - 66 - PP Granted</p> <p>H2.10.12 - Land South of Marsh Lane, Cockerham** - 36 - PP Granted <u>Allocation</u></p> <p>DOS5 - Middleton Towers, Carr Lane, Middleton# - 576 - PP Granted</p> <p>TOTAL ALLOCATIONS (RURAL AREA) - <del>4,024 985</del> DWELLINGS</p> <p>*Where no planning <del>permissions</del> <u>applications</u> have been <u>granted</u> submitted, dwelling numbers have been estimated based on a number of assumptions around site area and site densities. Where this is the case the actual dwelling numbers will be determined through the planning application process.</p> <p><del># Dwelling numbers represent the allocated capacity for sites. Not all this capacity will be built out within the Plan Period with a number of sites continuing to be built out beyond the plan period.</del></p>	<p>To provide consistency and clarity within the plan, to reflect discussions at Day 1, 2, 3, 4 and 9 of the Examination. The modifications to this policy reflect the outcomes of relevant SoCGs prepared and the outcomes of Inspector's Post Hearing Advice Note (EX11).</p> <p>To provide consistency and clarity within the plan, to reflect discussions at Day 1, 2, 3, 4 and 9 of the Examination. The modifications to this policy reflect the outcomes of relevant SoCGs prepared and the outcomes of Inspector's Post Hearing Advice Note (EX11).</p>
SPLA MOD_30		Policy H3	133	N/A	<p>Land at Ridge Lea Hospital, East Lancaster</p> <p>Land at the University of Cumbria Campus, East Lancaster</p>	<p><del>H3.1</del> - Land at Ridge Lea Hospital, East Lancaster;</p> <p><del>H3.2 - Land at Stone Row Head, East Lancaster;</del> and</p> <p><del>H3.3</del> - Land at the University of Cumbria Campus, East Lancaster</p>	<p>To reflect the consideration which has been given to the content of the Statement of Common Ground between Lancaster City Council and Historic England (HD39) and the submissions made to the Examination on Day 9 (HD64).</p>	

# STRATEGIC POLICIES AND LAND ALLOCATIONS DPD - PROPOSED **MAIN** MODIFICATIONS SCHEDULE (August 2019)

SPLA MOD_30	CHAPTER 20 HOUSING	Policy H3	133	N/A	<p>Third Paragraph Future proposals will need to be supported by a comprehensive masterplan demonstrating how the heritage assets and their setting will be conserved through the proposal and their future protected and secured.</p>	<p>Third Paragraph Future proposals will need to be supported by a comprehensive masterplan, demonstrating how the heritage assets and their settings will be conserved through the proposal and their future protected and secured. <i>Proposals will need to take account of the recommendations for mitigating harm and/or maximising enhancements set out in the Council's Heritage Impact Assessment for each site.</i></p>	To reflect the consideration which has been given to the content of the Statement of Common Ground between Lancaster City Council and Historic England (HD39) and the submissions made to the Examination on Day 9 (HD64).	
					<p>Paragraph to be moved from the end of Policy H3 to the higher in the policy text to reflect that this direction should apply to all sites.</p>	<p>Moved text reads as below: <i>Proposals will also need to demonstrate how the site relates to adjacent communities in East Lancaster having regard to wider residential amenity, highway, cycle and pedestrian connectivity.</i></p>	To reflect the consideration which has been given to the content of the Statement of Common Ground between Lancaster City Council and Historic England (HD39) and the submissions made to the Examination on Day 9 (HD64).	
					<p><b>Land at Ridge Lea Hospital</b> The site is expected to accommodate around 70 residential units through the sympathetic conversion of the main hospital building and some sensitive development in the grounds.</p>	<p><b>Land at Ridge Lea Hospital</b> The site is expected to accommodate around 75-79 residential units through the sympathetic conversion of the main hospital building and some sensitive development in the grounds.</p>	To reflect the consideration which has been given to the content of the Statement of Common Ground between Lancaster City Council and Historic England (HD39) and the submissions made to the Examination on Day 9 (HD64).	
					<p>Deletion of the third paragraph of the Ridge Lea Section of Policy H3.</p>	<p><del>Proposals will also need to demonstrate how the site relates to adjacent communities in East Lancaster having regard to wider residential amenity, highway, cycle and pedestrian connectivity. The provision of a primary vehicle access point onto Quernmore Road will need to be secured.</del></p>	To reflect the submissions made to the Examination on Day 9 (HD64).	
		134	N/A	<p>New Section to be included in Policy H3 under the sub-title of 'Land at Stone Row Head'.</p>	<p>New text to read: <i>The site is expected to accommodate 10 residential units through sympathetic conversion of some parts of the existing farmstead buildings and some sensitive development within the immediate setting.</i>  <i>Proposals should be led by an informed understanding of the significance of the farm buildings. This understanding should inform the retention of buildings and/or structures within the site and the sensitive design, siting and heights of buildings within the grounds.</i></p>	To provide further clarity within the Policy and reflect that the area originally described as land at Ridge Lea Hospital has been sub-divided into two separate sites to reflect land ownership matters as submitted on Day 9 of the Examination (HD64).		
				<p>Second Paragraph of the University of Cumbria Section Proposals will need to have regard to the relationship of the site with the wider University of Cumbria footprint taking account of the continued operation of the University and the site's interrelationship with the wider environmental and historical assets of the campus.</p>	<p>Second Paragraph of the University of Cumbria Section Proposals will need to have regard to the relationship of the site with the wider University of Cumbria footprint taking account of the continued operation of the University and the site's interrelationship with the wider environmental and historical assets of the campus. <i>Proposals should have due regard to Policy EC6 of this DPD.</i></p>	To reflect the consideration which has been given to the content of the Statement of Common Ground between Lancaster City Council and Historic England (HD39) and the submissions made to the Examination on Day 9 (HD64).		
		135	N/A	<p>Additional paragraphs to be added to background text under the sub-title 'Stone Row Head'</p>	<p><u>Stone Row Head</u> <i>Stone Row Head Farm was acquired in 1908 by the Asylum board and was one of three farms in the early 20th Century which supported Lancaster Moor Hospital and provided its patients with an understanding of agricultural work. The farmstead was altered and extended to the north of the site, in the early 20th Century.</i>  <i>In the interests of conserving the historic interest of the farmstead, any additional development will need to be sympathetic to the vernacular appearance of these buildings.</i></p>	Further wording provided to support the modifications proposed to Policy H3 and to reflect the submissions made on Day 9 of the Examination (HD64).		
				<p>New paragraph to be added following paragraph 20.16</p>	<p><i>Proposals should have due regard to the wider area, and this should be demonstrated via the preparation of a masterplan, submitted by the University, that confirms that the site is no longer required for ongoing educational purposes and would not impact on the viability of the university to meet its future short to medium term development needs.</i></p>	To provide greater clarity on this matter and to assist the delivery of Policy H3.		
		SPLA MOD_31	Policy H4	136	20.18	<p>Land at Grab Lane in East Lancaster has been identified as a site for residential development. The site covers an area of 20 hectares and has been identified as having an indicative capacity of approximately 195 dwellings.</p>	<p>Land at Grab Lane in East Lancaster has been identified as a site for residential development. The site covers an area of 20 hectares and has been identified as having an indicative capacity of approximately 195-200 dwellings.</p>	To provide greater consistency with the Policy and to reflect discussions on Day 2 of the Examination.
					N/A	<p>First Paragraph The site is expected to accommodate no more than 195 residential dwellings...</p>	<p>First Paragraph The site is expected to accommodate no more than <i>approximately 200</i> 195-residential dwellings...</p>	To provide further clarity to the policy and to reflect discussions on Day 2 of the Examination.
<p>Second Paragraph The Council will prepare a Development Brief to set out in more detail how development of this site should move forward. The Council will expect that future proposals for the site should be prepared in the context of this Development Brief and taken forward through a comprehensive masterplan for the whole site that addresses the issues of phasing, delivering the necessary infrastructure and addressing all issues set out within the Brief.</p>	<p>Second Paragraph <del>The Council will prepare a Development Brief to set out in more detail how development of this site should move forward. The Council will expect that future proposals for the site should be prepared in the context of this Development Brief and taken forward through a comprehensive masterplan for the whole site that addresses the issues of phasing, delivering the necessary infrastructure and addressing all issues set out within the Brief.</del></p>					To provide consistency with the wider plan and reflect changes to other site specific policies in relation to this matter.		
<p>Third Paragraph In preparing the masterplan and future planning application, the Council will require the following matters to be addressed:</p>	<p>Third Paragraph <del>In preparing the masterplan and future planning application, the Council will require the following matters to be addressed. In bringing forward development proposals for this site the Council will expect the following matters to be addressed: '</del></p>	To provide further clarity to the policy and consistency with changes to other site specific policies in the Plan.						

# STRATEGIC POLICIES AND LAND ALLOCATIONS DPD - PROPOSED **MAIN** MODIFICATIONS SCHEDULE (August 2019)

SPLA MOD_31	CHAPTER 20 HOUSING	Policy H4	136		<p>Criterion II</p> <p>The submission of a detailed design statement, recognising its sensitive location in the setting of Ashton Memorial and Williamson Park to the west and areas of Urban Setting Landscape to the east. Design, layout and materials used should be sympathetic to the locality and create a strong sense of place, providing a well-designed and high-quality environment for its residents;</p>	<p>Criterion II</p> <p><del>The submission of a detailed design statement, recognising its <i>development will be required to demonstrate that the development principles and criteria identified in the design, landscaping and heritage statements, recognise the sites</i> sensitive location in the setting of Ashton Memorial and Williamson Park to the west (<i>which are important heritage assets and prominent landmarks in the wider area</i>), and areas of <i>Key</i> Urban Setting Landscape to the east. <i>Proposals will need to take account of the recommendations for mitigating harm and/or maximising enhancements as set out in the Council's 'Grab Lane Setting Study 2012' for the site.</i> Design, layout and materials used should be sympathetic to the locality and create a strong sense of place, providing a well-designed and high-quality environment for its residents;</del></p>	To provide further clarity to the policy and as agreed in the Statement of Common Ground with Historic England (HD39).
				N/A	<p>Criterion III</p> <p>To enhance the site's prominent location on the eastern edge of Lancaster, within the setting of Ashton Memorial and Williamson Park. Proposals will need to clearly demonstrate, through appropriate layout, design and landscaping that it will not result in unacceptable harm on the setting of these important heritage assets and the area's wider role in defining the character of East Lancaster;</p>	<p>Criterion III</p> <p>To <del>preserve or</del> enhance the site's prominent location on the eastern edge of Lancaster, within the setting of <del>the</del> Ashton Memorial, <del>which is a highly significant heritage asset and a prominent landmark in the wider area</del>, and Williamson Park. Proposals will need to clearly demonstrate clearly, through appropriate layout, design and landscaping that it will not result in unacceptable harm on the setting of these important heritage assets and the area's wider role in defining the character of East Lancaster;</p>	To provide further clarity to the policy and as agreed in the Statement of Common Ground with Historic England (HD39).
			137		<p>Criterion IV</p> <p>The improvement and enhancement of land identified under Policy EN10.1 of this DPD which should be used as amenity space that provides wider public benefit both to existing and new residents in the East Lancaster area;</p>	<p>Criterion IV</p> <p>The improvement and enhancement of land identified under Policy EN10.1 of this DPD <del>which should be used as amenity space that provides wider public benefit both to existing and new residents in the East Lancaster area;</del></p>	To avoid repetition with other criteria within Policy H4.
					<p>Criterion IX</p> <p>Contribute to the delivery of a green corridor network within the east of Lancaster with opportunities for enhancing biodiversity, recreation and leisure uses to be investigated via any application;</p>	<p>Criterion IX</p> <p>Contribute to the delivery of a green corridor network within the east of Lancaster with opportunities for enhancing biodiversity, <u>open space</u>, recreation and leisure uses to be investigated via any application;</p>	To provide greater clarity on this matter.
					<p>Additional criterion to be added following IX</p>	<p>New criterion to read:</p> <p><u>The provision of sufficient levels of open space in accordance with the most up-to-date evidence in relation to the quantitative and qualitative needs for the locality. Requirements will also be expected to take into account accessibility issues, and should be delivered in accordance with the requirements set out in Policy DM27 of the Development Management DPD;</u></p>	To provide greater consistency within the Plan and greater clarity on this matter.
SPLA MOD_32	CHAPTER 20 HOUSING	Policy H5	138	N/A	<p>Criterion XVII</p> <p>Approximately 40% of the residential units will be defined as 'affordable' which includes the delivery of a full range of affordable products through dialogue with the Local Planning Authority.</p>	<p>Criterion XVII</p> <p><del>Affordable housing requirements will be determined in accordance with Policy DM3 (The Delivery of Affordable Housing) of the Development Management DPD. Where there are demonstrable constraints on viability which prejudice the delivery of development proposals, these need to be discussed at the earliest opportunity with the Council, preferably prior to the submission of any relevant planning application. Viability matters will be determined in accordance with Policy DM3 and other national or local planning policy. Approximately 40% of the residential units will be defined as 'affordable' which includes the delivery of a full range of affordable products through dialogue with the Local Planning Authority.</del></p>	To ensure consistency with the evidence base, the proposed modification to DM3 and to reflect submissions may to Day 9 of the Examination (HD64).
					<p>Additional paragraph to be added prior to the final paragraph of Policy H4.</p>	<p>Additional paragraph to read:</p> <p><u>Future proposals will need to demonstrate that no internationally designated site would be adversely affected by development either alone or in combination with other proposals, as per Policy EN7 of this DPD. In view of the potential for likely significant effects as a result of this allocation, the requirements of Appendix D must be delivered as part of any future proposal.</u></p>	To provide consistency with the wider plan and ensure consistency with the outcomes of the SA process.
			139	20.28	<p>Last Sentence</p> <p>It is expected that the regeneration of these areas could accommodate development of approximately 200 new homes.</p>	<p>Last Sentence</p> <p>It is expected that the regeneration of these areas could accommodate development of approximately <del>242 00</del> new homes.</p>	To provide further clarity to the policy and to reflect discussions on Day 2 of the Examination.
			140	N/A	<p>First Paragraph</p> <p>Land at Lancaster Leisure Park in East Lancaster has been identified for residential development. The site is expected to accommodate approximately 200 residential dwellings and a range of infrastructure that is necessary to facilitate these new homes.</p>	<p>First Paragraph</p> <p>Land at Lancaster Leisure Park in East Lancaster has been identified for residential development. The site is expected to accommodate <del>approximately 242 00</del> residential dwellings and a range of infrastructure that is necessary to facilitate these new homes.</p>	To provide further clarity to the policy and to reflect discussions on Day 2 of the Examination.
			141	N/A	<p>Criterion XV</p> <p>Approximately 40% of the residential units will be defined as 'affordable' which includes the delivery of a full range of affordable products through dialogue with the Local Planning Authority.</p>	<p>Criterion XV</p> <p><del>Approximately 40% of the residential units will be defined as 'affordable' which includes the delivery of a full range of affordable products through dialogue with the Local Planning Authority. Affordable housing requirements will be determined in accordance with Policy DM3 (The Delivery of Affordable Housing) of the Development Management DPD. Where there are demonstrable constraints on viability which prejudice the delivery of development proposals, these need to be discussed at the earliest opportunity with the Council, preferably prior to the submission of any relevant planning application. Viability matters will be determined in accordance with Policy DM3 and other national or local planning policy deemed consequential.</del></p>	To ensure consistency with the evidence base and reflect the submissions made to Day 9 of the Examination (HD64).

# STRATEGIC POLICIES AND LAND ALLOCATIONS DPD - PROPOSED **MAIN** MODIFICATIONS SCHEDULE (August 2019)

SPLA MOD_32		Policy H5	141	N/A	Additional paragraph to be added prior to the final paragraph of Policy H5.	Additional paragraph to read: <i>Future proposals will need to demonstrate that no Internationally designated site would be adversely affected by development either alone or in combination with other proposals, as per Policy EN7 of this DPD. In view of the potential for likely significant effects as a result of this allocation, the requirements of Appendix D must be delivered as part of any future proposal.</i>	To provide consistency with the wider plan and ensure consistency with the outcomes of the SA process.
SPLA MOD_33	CHAPTER 20 HOUSING	Policy H6	141	20.35	The Council have allocated land at the Former Royal Albert site on Ashton Road, Lancaster which, once implemented, could accommodate development of approximately 120 new homes.	The Council have allocated land at the Former Royal Albert site on Ashton Road, Lancaster which, once implemented, could accommodate development of approximately 137 new homes.	To provide greater consistency with the Policy and to reflect discussions on Day 2 of the Examination.
			142	N/A	First Paragraph The site is expected to accommodate approximately 71 residential dwellings...  Further criterion to be added to Policy H6.	First Paragraph The site is expected to accommodate approximately 71 residential dwellings...  New Criterion to read: <i>Proposals will need to take account of the recommendations for mitigating harm and/or maximising enhancements as set out in the Council's Heritage Impact Assessment for the site.</i>	To provide greater consistency with the Policy and to reflect discussions on Day 2 of the Examination.  To reflect the consideration which has been given to the content of the Statement of Common Ground between Lancaster City Council and Historic England (HD39)
			142-143	N/A	Reposition criterion within Policy H6.	Reposition criterion X (relating to open space provision) to the Infrastructure section, creating a new criterion II on this matter.	To provide further consistency and clarity within Policy H6.
			143	N/A	Criterion XIII Approximately 40% of the residential units will be defined as 'affordable' which includes the delivery of a full range of affordable products through dialogue with the Local Planning Authority.	Criterion XIII <del>Approximately 40% of the residential units will be defined as 'affordable' which includes the delivery of a full range of affordable products through dialogue with the Local Planning Authority.</del> <i>Approximately 40% of the residential units will be defined as 'affordable' which includes the delivery of a full range of affordable products through dialogue with the Local Planning Authority. Affordable housing requirements will be determined in accordance with Policy DM3 (The Delivery of Affordable Housing) of the Development Management DPD. Where there are demonstrable constraints on viability which prejudice the delivery of development proposals, these need to be discussed at the earliest opportunity with the Council, preferably prior to submission of any relevant planning application. Viability matters will be determined in accordance with Policy DM3 and other national or local planning policy deemed consequential.</i>	To ensure consistency with the evidence base and reflect the submissions made to Day 9 of the Examination (HD64).
				Additional paragraph to be added prior to the final paragraph of Policy H6.	Additional paragraph to read: <i>Future proposals will need to demonstrate that no Internationally designated site would be adversely affected by development either alone or in combination with other proposals, as per Policy EN7 of this DPD. In view of the potential for likely significant effects as a result of this allocation, the requirements of Appendix D must be delivered as part of any future proposal.</i>	To provide consistency with the wider plan and ensure consistency with the outcomes of the SA process.	
SPLA MOD_34	CHAPTER 21 DEVELOPMENT OPPORTUNITY SITES	Policy DOS1	144	21.3	Support will be given to the redevelopment of this site for a range of commercial and residential uses, including office / business uses, leisure uses, flatted development (including student accommodation) and some types of retail use provided they do not seek to conflict with the wider aims of the Council to deliver regeneration and growth at the Lancaster Canal Corridor site. It should be demonstrated that any retail uses proposed for this site will compliment and support the retail offer in the city centre, both in terms of the existing offer and the offer proposed via the Canal Corridor Scheme. It should be demonstrated that any retail uses proposed for this site will compliment and support the retail offer in the city centre, both in terms of the existing offer and the offer proposed via the Canal Corridor Scheme.	Support will be given to the redevelopment of this site for a range of commercial and residential uses, including office / business uses, leisure uses, flatted development (including student accommodation) and some types of retail use provided they do not seek to conflict with the wider aims of the Council to deliver regeneration and growth at the Lancaster Canal Corridor site. It should be demonstrated that any retail uses proposed for this site will compliment and support the retail offer in the city centre, both in terms of the existing offer and the offer proposed via the Canal Quarter Scheme. It should be demonstrated that any retail uses proposed for this site will compliment and support the retail offer in the city centre, both in terms of the existing offer and the offer proposed via the Canal Quarter Scheme.	To reflect flood risk evidence as submitted on Day 9 of the Examination (HD64).
				N/A	Third Paragraph Proposals for residential apartments (including student accommodation) on this site will also be supported where they meet appropriate amenity standards and are consistent with all relevant policies within the Local Plan.	Third Paragraph <del>Proposals for residential apartments (including student accommodation) on this site will also be supported where they meet appropriate amenity standards and are consistent with all relevant policies within the Local Plan.</del>	To reflect flood risk evidence as submitted on Day 9 of the Examination (HD64).
		Policy DOS1	145	N/A	Delete criterion III of Policy DOS1  Criterion VI Proposals seek to preserve, or enhance the setting of numerous heritage assets in the immediate vicinity and across the wider townscape of Lancaster.	Delete criterion III <del>That any proposed use on this site for residential purposes meet appropriate amenity standards in terms of privacy distances, daylight and space standards in accordance with other relevant policies within the Development Management DPD;</del>  Criterion VI Proposals seek to preserve, or enhance the setting of numerous heritage assets in the immediate vicinity and across the wider townscape of Lancaster. <i>Proposals will need to take account of the recommendations for mitigating harm and/or maximising enhancements as set out in the Council's Heritage Impact Assessment for the site.</i>	To reflect flood risk evidence as submitted on Day 9 of the Examination (HD64).  To provide clarity within the Policy and provide consistency with the evidence base and as agreed in the Statement of Common Ground with Historic England (HD39) and to reflect submissions on Day 9 of the Examination (HD64).
SPLA MOD_35		Policy DOS2	145-146	N/A	Delete Policy DOS2 from the Plan.  All DOS policies are subsequently re-numbered to take account of the deletion of this policy.	Delete Policy DOS2 from the Plan.  Given the changing position of the Canal Quarter, the changes to ownership and direction of redevelopment due to the break-up of the Developer Partnership with British Land it has been considered necessary to incorporate this site back into the wider allocation for the Canal Quarter, as defined by Policy SG5 of this DPD as discussed on Day 5 of the Examination. Proposed modifications reflect the submissions made to the Examination (HD45).	

# STRATEGIC POLICIES AND LAND ALLOCATIONS DPD - PROPOSED MAIN MODIFICATIONS SCHEDULE (August 2019)

SPLA MOD_35		Policy DOS2	145-146	21.7-21.11	Delete paragraphs 21.7-21.11 associated with DOS2 from the Plan.	Delete paragraphs 21.7-21.11 associated with DOS2 from the Plan.	Given the changing position of the Canal Quarter, the changes to ownership and direction of redevelopment due to the break-up of the Developer Partnership with British Land it has been considered necessary to incorporate this site back into the wider allocation for the Canal Quarter, as defined by Policy SG5 of this DPD as discussed on Day 5 of the Examination. Proposed modifications reflect the submissions made to the Examination (HD45).
SPLA MOD_36		Policy DOS3	146-148	N/A	Delete Policy DOS3 from the Plan.	Delete Policy DOS3 from the Plan All DOS policies are subsequently re-numbered to take account of the deletion of this policy.	Development on the site is already at an advanced stage and therefore a policy for this site is no longer considered relevant as discussed on Day 5 of the Examination. Proposed modifications reflect the submissions made to the Examination (HD45).
				21.12-21.16	Delete paragraphs 21.12-21.16 associated with DOS3 from the Plan.	Delete paragraphs 21.12-21.16 associated with DOS2 from the Plan.	Development on the site is already at an advanced stage and therefore a policy for this site is no longer considered relevant as discussed on Day 5 of the Examination. Proposed modifications reflect the submissions made to the Examination (HD45).
SPLA MOD_37		Policy DOS4 (Proposed Mods Reference DOS2)	149	N/A	Additional new criterion to be added	New criterion to read: <i>Proposals will need to take account of the recommendations for mitigating harm and/or maximising enhancements as set out in the Council's Heritage Impact Assessment for the site.</i>	To provide further clarity to the policy and consistency with the evidence base. This modification reflects the Statement of Common Ground prepared with Historic England (HD39).
					Additional paragraph to be added prior to the final paragraph of Policy DOS4.	Additional paragraph to read: <i>Future proposals will need to demonstrate that no Internationally designated site would be adversely affected by development either alone or in combination with other proposals, as per Policy EN7 of this DPD. In view of the potential for likely significant effects as a result of this allocation, the requirements of Appendix D must be delivered as part of any future proposal.</i>	To provide consistency with the wider plan and ensure consistency with the outcomes of the SA process.
SPLA MOD_38	CHAPTER 21 DEVELOPMENT OPPORTUNITY SITES	Policy DOS5 (Proposed Mods Reference DOS3)	150	21.26	First Sentence Land at Willow Lane in Lancaster is identified as a Local Green Space under Policy SC2 of this DPD and as an opportunity area for improvement to the current recreation and open space offer, as identified in Policy SC5 of this DPD.	First Sentence Land at Willow Lane in Lancaster is identified as a Local Green Space under Policy SC2 of this DPD and as an opportunity area for improvement to the current recreation and open space offer, as identified in Policy SC5 of this DPD.	To ensure consistency with removal of the Local Green Space Designation as instructed by the Inspector in his Post Hearing Advice Note (EX11).
				21.27	The site has a long history of recreational uses, with land within the allocation being currently used as playing pitches and a children's play area, and other areas used in the past as a cricket ground. Whilst the eastern part of the site remains in active use, the larger element of the site remains in private ownership.	The site has a long history of recreational uses <u>and amenity value</u> , with land within the allocation being currently used as playing pitches and a children's play area, and other areas used in the past as a cricket ground. Whilst the eastern part of the site remains in active use, the larger element of the site remains in private ownership <u>being identified as an area of amenity greenspace and natural and semi-natural greenspace in the Council's Open Space Study (2018)</u> .	To provide clarity on this matter and to reflect discussions on Day 8 of the Examination Hearing Sessions.
				21.28	In considering proposals that seek to improve and enhance the recreational offer of the site, the Council will support proposals that enhance existing recreation and open space facilities for local residents, improving the quality of the existing assets and providing new recreational facilities where appropriate. Opportunities to retain and enhance biodiversity and landscape value in this area should also be considered.	In considering proposals that seek to improve and enhance the recreation <u>amenity value</u> offer of the site, the Council will support proposals that enhance existing recreation and open space facilities for local residents, improving the quality of the existing assets and providing new recreational facilities where appropriate. Opportunities to retain and enhance biodiversity <u>and landscape value</u> in this area should also be considered.	To provide clarity on this matter and to reflect discussions on Day 8 of the Examination Hearing Sessions.
				151	N/A	First Paragraph The land identified as Willow Lane is an open space that has been allocated as a Local Green Space under Policy SC2 of this DPD due to its community value with the opportunity for recreational and open space improvement. The Council will support appropriate and suitable proposals that facilitate, enhance and regenerate the quality and quantity of recreational open space provision in this area and seeks to maintain and enhance the biodiversity value of the site.	First Paragraph <del>The land identified as Willow Lane is an open space that has been allocated as a Local Green Space under Policy SC2 of this DPD due to its community value with the opportunity for recreational and open space improvement.</del> The Council will support appropriate and suitable proposals that facilitate, enhance and regenerate the quality and quantity of recreational open space provision in this area and seeks to maintain and enhance the biodiversity <u>and amenity</u> value of the site.
SPLA MOD_39		Policy DOS6 (Proposed Mods Reference DOS4)	152	N/A	Criterion III High quality design and use of material that respect the character and setting of historic assets on the site.	Criterion III High quality design and use of material <u>that respect the character and setting of historic assets on the site.</u> <i>Proposals will need to take account of the recommendations for mitigating harm and/or maximising enhancements as set out in the Council's Heritage Impact Assessment for the site.</i>	To provide further clarity to the policy, consistency with the evidence base and as agreed in the Statement of Common Ground with Historic England (HD39).
SPLA MOD_40		Policy DOS7 (Proposed Mods Reference DOS5)	153	N/A	Third paragraph In considering new development proposals the Council will expect the following issues to be addressed:	Third paragraph <del>The Council will require development to be taken forward through a comprehensive approach addressing the following issues:</del> <u>In considering new development proposals the Council will expect the following issues to be addressed:</u>	To provide greater consistency within the Plan.
			154	N/A	Further criterion to be added to Policy DOS7	Additional criterion to read: <i>Proposals will need to take account of the recommendations for mitigating harm and/or maximising enhancements as set out in the Council's Heritage Impact Assessment for the site.</i>	To provide further clarity to the policy, consistency with the evidence base and as agreed in the Statement of Common Ground with Historic England (HD39).

# STRATEGIC POLICIES AND LAND ALLOCATIONS DPD - PROPOSED **MAIN** MODIFICATIONS SCHEDULE (August 2019)

SPLA_MOD_40	CHAPTER 21 DEVELOPMENT OPPORTUNITY SITES	Policy DOS7 (Proposed Mods Reference DOS5)	154	N/A	Further criterion to be added to Policy DOS7	Additional criterion to read: <u>That consideration be given to the need for coastal defences as part of any future submission.</u>	To provide further clarity to the policy and consistency with the HRA.
SPLA_MOD_41		Policy DOS8 (Proposed Mods Reference DOS6)	155	N/A	Criterion 1 That the proposed development is sympathetic towards the surrounding heritage assets, in particular the relationships between the Midland Hotel and Winter Gardens.	Criterion 1 That the proposed development is sympathetic towards the surrounding heritage assets, in particular the relationships between the Midland Hotel and <u>the</u> Winter Gardens. <u>Proposals will need to take account of the recommendations for mitigating harm and/or maximising enhancements as set out in the Council's Heritage Impact Assessment for the site.</u>	To provide further clarity to the policy, consistency with the evidence base and as agreed in the Statement of Common Ground with Historic England (HD39).
SPLA_MOD_42		Policy DOS9 (Proposed Mods Reference DOS7)	157	N/A	New criterion to be added to Policy DOS9	New criterion to read: <u>Proposals will need to take account of the recommendations for mitigating harm and/or maximising enhancements as set out in the Council's Heritage Impact Assessment for the site.</u>	To provide further clarity to the policy, consistency with the evidence base and as agreed in the Statement of Common Ground with Historic England (HD39).
SPLA_MOD_43		Policy DOS10 (Proposed Mods Reference DOS8)	158	N/A	New paragraph to be added to policy.  Additional paragraph to be added prior to the final paragraph of Policy DOS10.	New Paragraph to read: <u>Proposals will need to take account of the recommendations for mitigating harm and/or maximising enhancements as set out in the Council's Heritage Impact Assessment for the site</u>  Additional paragraph to read: <u>Future proposals will need to demonstrate that no Internationally designated site would be adversely affected by development either alone or in combination with other proposals, as per Policy EN7 of this DPD. In view of the potential for likely significant effects as a result of this allocation, the requirements of Appendix D must be delivered as part of any future proposal.</u>	To provide further clarity to the policy, consistency with the evidence base and as agreed in the Statement of Common Ground with Historic England (HD39).  To provide consistency with the wider plan and ensure consistency with the outcomes of the SA process.
SPLA_MOD_44	CHAPTER 22 THE HISTORIC AND NATURAL ENVIRONMENT	Policy EN1	159-160	N/A	The policy lists the Districts conservation areas	Delete Policy. The Conservation Areas will remain shown on the policies map.	The policy was agreed as unnecessary at the Examination and reflects the Statement of Common Ground with Historic England (HD39).
SPLA_MOD_45		Policy EN2	160	N/A	The policy lists types of designated heritage assets.	Delete Policy	The policy was agreed as unnecessary at the Examination and reflects the Statement of Common Ground with Historic England (HD39).
SPLA_MOD_46		Policy EN6 (Proposed Mods Reference EN4)	165	22.32	First Bullet Point The Green Belt boundary has been amended to the south of Carnforth (South of Windermere Road) to facilitate future growth for residential purposes under Policy SG12 of this DPD. Whilst this area performed relatively well in Green Belt terms the Council has concluded that the need to provide opportunities for growth in Carnforth are necessary (given the role that Carnforth plays in north of the District) and are limited (due to environmental designations, flood risk and infrastructure).	First Bullet Point The Green Belt boundary has been amended to the south of Carnforth (South of Windermere Road) to facilitate future growth for residential purposes under Policy SG12 of this DPD. <del>Whilst this area performed relatively well in Green Belt terms the Council has concluded that the need to provide opportunities for growth in Carnforth are necessary (given the role that Carnforth plays in north of the District) and are limited (due to environmental designations, flood risk and infrastructure).</del>	To reflect the direction of the Inspector through his Post Hearing Advice Note (EX11).
SPLA_MOD_47		Policy EN7 (Proposed Mods Reference EN5)	167	22.40  22.42	The district contains a number of areas of open land which are of value in their own right but taken together with other areas across the district make a fundamental contribution to the character of the main urban areas of the district.  Key Urban Landscapes are complemented by a number of large areas of open land on the edge of the main urban area of the district. These are particularly important to the setting of the main urban areas and while not always of aesthetic value in their own right provide an important role and function in defining the urban areas.	The district contains a number of areas of open land which are of value in their own right but <del>taken together with other areas across the district make a fundamental contribution to the character of the main urban areas of the district.</del> <u>Key Urban Landscapes (KULs) include those areas within the main urban area which are 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 areas 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 are protected via other policies within the Local Plan.</u>  Key Urban Landscapes are complemented by a number of large areas of open land on the edge of the main urban area of the district, <u>known as Urban Setting Landscapes (USLs)</u> . These are <u>peripheral to the built form located on the edge of the main urban area. These 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 either within the landscape or surrounding areas particularly important to the setting of the main urban areas and while not always of aesthetic value in their own right provide an important role and function in defining the urban areas.</u>	To be consistent with the emerging evidence base and as submitted on Day 9 of the Examination.  To be consistent with the emerging evidence base and as submitted on Day 9 of the Examination.
SPLA_MOD_48	Policy EN8 (Proposed Mods Reference EN6)	168	N/A	Second Paragraph It is also the Council's intention to provide further Areas of Separation to the South of Lancaster as part of the Bailrigg Garden Village to provide separation from the new development to Galgate and South Lancaster, these areas will be specifically defined with the forthcoming Bailrigg Garden Village Action plan.	Second Paragraph It is also the Council's intention to provide further Areas of Separation to the South of Lancaster as part of the Bailrigg Garden Village to provide separation from the new development to Galgate, <u>Bailrigg Village</u> and South Lancaster. <del>These areas will be specifically defined with the forthcoming Lancaster South Bailrigg Garden Village Action plan.</del>	To add reference to an Area of Separation around Bailrigg Village as discussed on Day 4 of the Examination.	

# STRATEGIC POLICIES AND LAND ALLOCATIONS DPD - PROPOSED **MAIN** MODIFICATIONS SCHEDULE (August 2019)

SPLA MOD_48	CHAPTER 22 THE HISTORIC AND NATURAL ENVIRONMENT	Policy EN8 (Proposed Mods Reference EN6)	168	N/A	Third Paragraph 'Development will be assessed in terms of its impact upon the Area of Separation, including any harm to the effectiveness of the gap between settlements and, in particular the degree to which the development proposed would compromise the function of the Area of Separation in protecting the identity and distinctiveness of settlements'	Delete paragraph <i>Development will be assessed in terms of its impact upon the Area of Separation, including any harm to the effectiveness of the gap between settlements and, in particular the degree to which the development proposed would compromise the function of the Area of Separation in protecting the identity and distinctiveness of settlements'</i> and amend to <i>'Development proposals within Areas of Separation will be considered against how such proposals affect the openness and visual amenity of this area. Proposals will not be supported where they have impacts on wider openness with the areas and result in the coalescence between settlements and affect overall distinctiveness.'</i>	To provide further clarity to the policy as discussed on Day 5 of the Examination.
SPLA MOD_49		Policy EN10 (Proposed Mods Reference EN8)	171	N/A	Land adjacent to Fenham Carr has been protected for a range of open space uses, including informal amenity space and the opportunities to deliver innovative storage solutions for drainage, for instance the creation of balancing ponds and other sympathetic SuDS schemes.  Policy EN10.2 Land adjacent to the M6 has been protected to maintain a green gap between development and the motorway to protect residential amenity and views towards the Ashton Memorial and Williamson Park.	Land adjacent to Fenham Carr <u>Lane</u> has been protected for a range of open space uses, including informal amenity space and <u>for</u> the opportunities to deliver innovative storage solutions for drainage, <del>for instance such as</del> the creation of balancing ponds and other sympathetic SuDS schemes. <i>It will preserve the immediate rural setting provided by the valley, fields of the Ashton Memorial and Williamson Park (which are designated heritage assets) and help protect the Park's setting in closer views north-west from Wyresdale Road and on Fenham Carr Lane.</i>  Policy EN10.2 Land adjacent to the M6 has been protected to maintain a green gap between development and the motorway to protect residential amenity and <u>the wider setting of the Ashton Memorial and Williamson Park. It will preserve the public's visual amenity and appreciation of the designated heritage assets from Newlands Road and the M6 views towards the Ashton Memorial and Williamson Park.</u>	To provide further clarity to the policy and reflect the submissions made to the Inspector on Day 9 of the Examination (HD64).  To provide further clarity to the policy and as submitted on Day 9 of the Examination (HD64).
SPLA MOD_50	CHAPTER 23 SUSTAINABLE COMMUNITIES	Policy SC2	176	N/A	Third Paragraph Development will also only be considered appropriate if it is in accordance with paragraph 89 and 90 of the Framework.  Reference within the Local Green Space Table: SC2.1 - Freeman's Wood - Historic Significance and Recreational Value	Third Paragraph Development will also only be considered <u>not in</u> appropriate if it is in accordance with paragraph 89 and 90 of the National Planning Policy Framework.  Delete Reference within the Local Green Space Table: <del>SC2.1 - Freeman's Wood - Historic Significance and Recreational Value</del>	To ensure consistency with the NPPF as discussed on Day 6 of the Examination.  As instructed by the Inspector in his Post Examination Advice Note (EX11) and his conclusion that this site does not meet the Local Green Space Designation as set out in the National Planning Policy Framework. As a result this site has been removed from Policy SC2. This modification will result in the re-numbering of all further Local Green Space Designations within this Policy and references on the Local Plan Policies Map.
SPLA MOD_51		Policy SC4	178	N/A	Remove site from the list of Green Space Networks	Lancaster University Campus and the Eastern Fringes of Lancaster	To provide consistency with the wider policy and evidence base and to reflect the SoCG with Lancaster University (HD40).
SPLA MOD_52		Policy SC5	179	N/A	Remove two sites from the list of Recreational Opportunity Areas	<del>Bailrigg Garden Village South Carnforth</del>	To provide greater clarity, this matter will be addressed in more detail via the Lancaster South Area Action Plan DPD.  To reflect the direction of the Inspectors Post Hearing Advice Note (EX11) which seeks to remove the housing allocation in South Carnforth (SG12). The recreation Opportunity Area was based on strategic growth occurring in this area and without sufficient quantum of development this is no longer considered to be a realistic allocation.
SPLA MOD_53	CHAPTER 24 TRANSPORT, ACCESSIBILITY AND CONNECTIVITY	Policy T3	184	N/A	Additional paragraph to be added following Criterion VII	<del>Development adjacent to waterways will only be permitted if it can be demonstrated that it would not adversely impact on the structural integrity of the waterway or its related infrastructure and assets.</del>	To provide further clarity to the policy and to address issues raised by Inland Waterways at the Examination..
SPLA MOD_54 (Continued on next page)	CHAPTER 25 IMPLEMENTATION AND MONITORING	N/A	186	25.1	The effective review and monitoring of the Strategic Policies and Land Allocations DPD will be crucial to its successful delivery and is critical in understanding its effectiveness. A separate report setting out the Monitoring Framework for the district will be prepared. The Monitoring Framework will set out how the implementation of policies within the Local Plan will be monitored and describes the evidence base that will be used to support this.	The effective review and monitoring of the Strategic Policies and Land Allocations DPD will be crucial to its successful delivery and is critical in understanding its effectiveness. <del>A separate report setting out the Monitoring Framework for the district will be prepared. The Monitoring Framework will set out how the implementation of policies within the Local Plan will be monitored and describes the evidence base that will be used to support this.</del>	To provide further clarity on this matter and reflect discussions on Day 5 of this Examination.
					Additional paragraph to be added following paragraph 25.1	<del>The Council has prepared a Monitoring Framework which sets out how the implementation of policies will be monitored to understand whether they have been successful, and describes the evidence base that will be used to support this. The Monitoring Framework can be viewed in more detail through Appendix F of this DPD.</del>	To provide further clarity on this matter and reflect discussions on Day 5 of this Examination.
		Policy LPRM1	186-188	N/A	Additional justification text in association with Policy LPRM1	<del>Early Review of the Local Plan There is an obligation upon the Council to review a local plan within 5 years of its adoption. Ordinarily it will not be necessary to undertake earlier reviews of the plan (whether in full or partially). However it is recognised that circumstances may change sufficiently that the affect upon key aspects of the plan would warrant an earlier review.</del>	To ensure appropriate monitoring mechanisms are in place as discussed at the Examination. The modification is based on the working version submitted via HD09 and has been updated to reflect further discussions which took place during the course of the Examination.
SPLA MOD_54					Additional justification text in association with Policy LPRM1	<del>Thus changes which substantially alter any of the following are likely to trigger the need for an immediate review.</del>	To ensure appropriate monitoring mechanisms are in place as discussed at the Examination. The modification is based on the working version submitted via HD09 and has been updated to reflect further discussions which took place during the course of the Examination.

# STRATEGIC POLICIES AND LAND ALLOCATIONS DPD - PROPOSED **MAIN** MODIFICATIONS SCHEDULE (August 2019)

SPLA MOD_54	CHAPTER 25 IMPLEMENTATION AND MONITORING	Policy LPRM1	186-188	N/A	Additional justification text in association with Policy LPRM1	<i>I. The assumptions which underpin the need for development household projections and economic forecasting are regularly updated and it is not intended that the mere fact that the evidence base underpinning the need for housing or employment within Lancaster would necessarily trigger such a review. However, if the assumptions substantially alter (as has occasionally happened) giving rise to very different land take requirements, then this policy would trigger a review of the plan.</i>	To ensure appropriate monitoring mechanisms are in place as discussed at the Examination. The modification is based on the working version submitted via HD09 and has been updated to reflect further discussions which took place during the course of the Examination.
					Additional justification text in association with Policy LPRM1	<i>II. The delivery of anticipated infrastructure which underpins the local plan; The Infrastructure Delivery Plan (IDP) sets out the requirements which underpin the plan so far as they can be determined at the point of adoption. It is recognised that infrastructure requirements and delivery can alter over time, which may in turn have an effect upon the delivery of key elements of the plan. Where there is a change in likely infrastructure delivery which has a substantial affect upon the strategy of the plan, then that will trigger a review of the plan.</i>  <i>It should be noted that changes in infrastructure planning could occur which are both positive and negative in its affects upon the plan. This criterion is not limited simply to changes which diminish infrastructure delivery but encompasses circumstances which improve infrastructure delivery beyond those anticipated at the date of adoption.</i>	To ensure appropriate monitoring mechanisms are in place as discussed at the Examination. The modification is based on the working version submitted via HD09 and has been updated to reflect further discussions which took place during the course of the Examination.
					Additional justification text in association with Policy LPRM1	<i>III. The rate of delivery of key strategic sites; The local plan is heavily reliant upon the delivery of its key strategic sites both in relation to homes and jobs. Robust and realistic assumptions have been made in relation to the delivery of those sites and suitably conservative assumptions have been made as to the likely yield of housing and jobs from the sites within the plan period.</i>  <i>It is nonetheless recognised that unforeseen circumstances may impinge upon the delivery of development at the key strategic sites. Where delivery rates of either jobs or homes is substantially lower than has been anticipated at the point of adoption, then that is likely to give rise to a need for an early review of the plan.</i>	To ensure appropriate monitoring mechanisms are in place as discussed at the Examination. The modification is based on the working version submitted via HD09 and has been updated to reflect further discussions which took place during the course of the Examination.
					Additional Policy to be added to Chapter 25 of the DPD which relates to a mechanism for Local Plan Review.	<i>Policy LPRM1: Local Plan Review Mechanism</i> <i>The Council is obliged to review the Local Plan within 5 years of the date of adoption. An earlier review will be undertaken in the event there is:</i> <i>I. A significant change in circumstances which substantially alters key aspects of the plan, such as:</i> <i>• The assumptions which underpin the need for development.</i> <i>• The delivery of anticipated infrastructure which underpins the Local Plan.</i> <i>• The rate of delivery of key strategic sites.</i> <i>II. The rate of delivery, or the overall capacity, of the Bailrigg Garden Village is well below that which is anticipated at the time of the Local Plan adoption. Such a review should be undertaken with all due expedition and in any event within 2 years from the date of a commitment to a review being made.</i>	To ensure appropriate monitoring mechanisms are in place as discussed at the Examination. The modification is based on the working version submitted via HD09 and has been updated to reflect further discussions which took place during the course of the Examination.
					Additional justification text in association with Policy LPRM1	<i>In addition to the above instances each which could trigger the need for an early review of the plan it is recognised that other issues might arise which substantially affect other key aspects of the plan. That is not to say that a review would be triggered in all circumstances where there is an affect upon key aspects of the plan, but only where the affect is to substantially impact upon such key aspects such as a sustained and significant under-delivery of planned levels of housing or employment provision.</i>	To ensure appropriate monitoring mechanisms are in place as discussed at the Examination. The modification is based on the working version submitted via HD09 and has been updated to reflect further discussions which took place during the course of the Examination.
					Additional justification text in association with Policy LPRM1	<i>A review under this policy may be in whole or part, however it is more likely that a review would be a directed towards the specific concern and would comprise a partial review.</i>	To ensure appropriate monitoring mechanisms are in place as discussed at the Examination. The modification is based on the working version submitted via HD09 and has been updated to reflect further discussions which took place during the course of the Examination.
SPLA MOD_55	APPENDIX A GLOSSARY OF TERMS	N/A	190	N/A	Additional term to be added to the Glossary	<b>Built Up Area</b> <i>Land/buildings within the named Regional Centre, Key Service Centres, Market Town, Sustainable Rural Settlements and Rural Villages as specified in the Strategic Policies &amp; Land Allocations DPD Policy SP2, and the Local Service Centres and Small Villages within the Arnsdale and Silverdale AONB, as set out in Policy ASD1 of the Arnsdale &amp; Silverdale AONB DPD. The non-built up area is any land/buildings outside of the areas as defined above.</i>	To provide further clarity to the DPD and to assist the application of Policies SP2 and SP3 of this DPD.
			192	N/A	Additional term to be added to the Glossary	<b>Landscape Capacity</b> <i>An approach to planning in the AONBs that allocates and permits development only where it will not harm the primary purpose of designation, which is to conserve and enhance the natural beauty, wildlife and cultural heritage of the area. This requires an objective assessment of the landscape and visual impact resulting from potential development.</i>	To provide further clarity to the plan and assist with the application of Policy SP2 of this DPD.

# STRATEGIC POLICIES AND LAND ALLOCATIONS DPD - PROPOSED **MAIN** MODIFICATIONS SCHEDULE (August 2019)

SPLA MOD_56	APPENDIX D SITE MITIGATION MEASURES	N/A	203-208	N/A	Additional Mitigation Option to be included in Table D1	Mitigation Option I <b>Changes in Water Quality - during construction and operation</b> <i>Water quality protection measures – Ensure a hydrological assessment is carried out to determine the potential impacts on water quality. This will ensure compliance with Policy DM34 within the Development Management DPD which requires that all new developments consider the implications of the proposals on surface water and implement appropriate mitigation as necessary to deal with such issues, including measures such as Sustainable Drainage Systems (SuDS) and other surface water drainage solutions. Any water quality protection measures would be secured through a Construction Environmental Management Plan (CEMP) at the planning stage of any future development in the allocation.</i>	To ensure policy is in line with the HRA
					Provide amendments to Table D.2 in relation to water quality matters and Morecambe Bay SAC. Also amend Table D.2 in relation to recreation pressures and the mitigation required for Middleton Towers.	<i>To amend table D.2 in relation to water quality matters and in relation to Middleton Towers (with regard to recreational pressures)</i>  <b><u>Due to the comprehensive nature of this suggested modification these changes proposed are not highlighted in this modification list but can be viewed in the accompanying tracked-changed Strategic Policies &amp; Land Allocations DPD.</u></b>	To ensure policy is in line with the HRA
					Provide amendments to Table D.3 in relation to mitigation options for new housing developments.	<i>To amend table D.3 in relation to mitigation options for new housing developments.</i>  <b><u>Due to the comprehensive nature of this suggested modification these changes proposed are not highlighted in this modification list but can be viewed in the accompanying tracked-changed Strategic Policies &amp; Land Allocations DPD.</u></b>	Table D3 has been replaced to provide greater clarity on this matter and consistency with modifications elsewhere in the Plan. The content also more accurately reflects the direction of the HRA.
SPLA MOD_57	APPENDIX E HOUSING TRAJECTORY	N/A	209-210	N/A	Second Paragraph The trajectory reports actual dwelling completions for the period 2011/2012 to 2016/17. A total of 2,070 dwellings were completed during this period.	The trajectory reports actual dwelling completions for the period 2011/2012 to 2016 <del>7</del> / <del>18</del> 7. A total of <del>2,595</del> 070 dwellings were completed during this period.	To provide and updated position on this matter.
					Replace Trajectory	Replace Trajectory. Given the scale of the Trajectory it can be viewed in the tracked changed Strategic Policies and Land Allocation DPD.	To update to reflect evidence and discussions at the Examination.
SPLA MOD_58	APPENDIX F MONITORING FRAMEWORK	N/A	210-232	N/A	Include new appendix.	To include a new appendix which provides a Monitoring Framework for the Plan. This is based on the background paper prepared for this matter which was submitted alongside the Plan.	To reflect discussions at the Examination and the direction of the Inspector that further detail on monitoring arrangements should be included within the Plan.