

LANCASTER LOCAL PLAN PART 1: STRATEGIC POLICIES AND LAND ALLOCATIONS DPD

Sustainability Appraisal Addendum – Post Submission Main
Modifications

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1 Introduction

This Addendum provides an update to the published Strategic Environmental Assessment (SEA) and Sustainability Appraisal (SA) of the Lancaster Local Plan Part 1: Strategic Policies and Land Allocations Development Plan Document (DPD) on behalf of Lancaster City Council that was published on 9 February 2018.

The Plan Part 1 was submitted to the Secretary of State for independent Examination on 15 May 2018. Planning Inspector Richard McCoy was appointed to independently examine the soundness of the Plan.

The Council has subsequently proposed a number of modifications for the Plan Part 1 in order to take into account representations raised at the Publication stage, the continuing development of Local Plan evidence, progress on development sites and representations made at the Local Plan examination. The modifications are also intended to address matters of soundness raised by the Planning Inspector.

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

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determine whether each modification renders the existing SA assessment of the policy or site allocation inaccurate or out of date and thus necessitates revisiting assessments, findings and conclusions in the published SA (February 2018).

2 Main Modifications

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

This SA Addendum has categorised each policy that has been subject to Main Modifications as follows:

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

It is possible that a policy has undergone multiple Main Modifications and that only one or more of these Main Modifications necessitates revisiting the SA assessment of the policy.

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

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

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

Mod. No.	Policy No.	Page No.	Para No.	Proposed Amendment	Reason For Amendment	Arcadis Category
SPLA MOD_01	Strategic Objective SO4	21	N/A	To include a further objective which relates to air quality which reads: <u>'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.'</u>	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.	C
SPLA MOD_02	Policy SP3	27	7.18	Additional paragraph to read: <u>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.</u>	To provide greater clarity on this matter and to reflect discussions on Days 4 and 9 of the Examination.	A
		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.	To reflect the direction of the Inspector through his Post Hearing Advice Note (EX11) which seeks to delete the housing allocation in South Carnforth.	B
		29	N/A	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.	A

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Mod. No.	Policy No.	Page No.	Para No.	Proposed Amendment	Reason For Amendment	Arcadis Category
SPLA MOD_03	Policy SP4	33	N/A	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 <u>within the Lancaster University Estate (including land at the Lancaster University Health Innovation Campus and where deemed appropriate the wider University Estate).</u>	In accordance with the submitted Statement of Common Ground with the University (HD40) and discussions which took place on Day 5 of the Examination.	B
SPLA MOD_04	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 will provide opportunities. 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 for the creation of new jobs in a variety and range of economic sectors identified within the Lancaster District Employment Review, the 'Achieving Economic Potential for Lancaster District' Report and the Lancashire Economic Partnerships' Strategic Economic Plan (SEP).	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).	C
				<u>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.</u>	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).	C
SPLA MOD_05 (continued on next page)	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 <u>10,440 new dwellings just over 12,000 new dwellings</u> over the period 2011/12 to 2030 3/31 4, 3 years <u>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. This means that in housing delivery terms the plan will cover a period of 23 years.</u>	To provide greater clarity in the Local Plan and to reflect discussions had at the Examination on Days 1, 2, 3, 4 and 9.	A

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Mod. No.	Policy No.	Page No.	Para No.	Proposed Amendment	Reason For Amendment	Arcadis Category
SPLA MOD_05 (continued on next page)	Policy SP6	38	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 challenged 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 requirements 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.	A
			9.20	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.	A
		39	N/A	PLAN PERIOD - HOUSIING 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.	A

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Mod. No.	Policy No.	Page No.	Para No.	Proposed Amendment	Reason For Amendment	Arcadis Category
				<p>PLAN PERIOD YEAR- COMPLETIONS - DELIVERY EXPECTATION</p> <p>Pre-adoption - 2011/12 - 2017/18 - 187 - 2,070 <u>2,595</u> - N/A</p> <p>Pre-adoption - 2017/18 - 2018/19 - N/A - 944 <u>318</u></p> <p>First five years post adoption - 2019/20 - 2023/24 - N/A - 3,733 <u>3,354</u></p> <p>Years 6-10 Post Adoption - 2024/25 - 2028/29 - N/A - 2,857 <u>3,802</u></p> <p>Years 11-16 Post Adoption - 2029/30 - 2033/34 - N/A - 2,455 <u>2,245</u></p> <p>TOTAL - 12,056 <u>12,314</u></p>	To provide greater clarity in the Local Plan and to reflect discussions had at the Examination on Days 1, 2, 3, 4 and 9.	A
			9.25	<p>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'. Associated footnote is also to be deleted.</p>	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.	A
		40		<p>First Paragraph</p> <p>Between 2011/12 and 2030/31 <u>2033/34</u> the Council will seek to deliver <u>a 20 year housing requirement of 10,440 new dwellings. This will be delivered through the following step-changes in the housing requirement. a net minimum delivery of 522 new dwellings per annum over a 23 year delivery period, equivalent to 12,000 new dwellings.</u></p>	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.	C
		40	N/A	<p><u>2011/12 to 2018/19 - 400 dwellings per annum</u></p> <p><u>2019/20 to 2023/24 - 485 dwellings per annum</u></p> <p><u>2024/25 to 2028/29 - 685 dwellings per annum</u></p> <p><u>2029/30 to 2030/31 - 695 dwellings per annum</u></p> <p><u>Beyond the Plan period the annualised average rate of 522 dwellings has been rolled forward to cover a longer trajectory of 23 years.</u></p> <p><u>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.</u></p>	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.	C

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Mod. No.	Policy No.	Page No.	Para No.	Proposed Amendment	Reason For Amendment	Arcadis Category
SPLA MOD_05	Policy SP6	41	N/A	<p>POLICY REF - SITE NAME - <u>TOTAL</u> NO OF DWELLINGS - NO OF DWELLINGS ANTICIPATED.. STRATEGIC DEVELOPMENT SITES SG1 - Bairrigg Garden Village <u>South Lancaster Broad Location of Growth</u> - 3,500 - 4,655 <u>1,205</u> SG 7 <u>8</u> - East Lancaster Strategic Site - 900 <u>930</u> - 900 <u>525</u> SG 9 <u>10</u> - North Lancaster Strategic Site - 700 - 700 SG 11 <u>13</u> - Land at Lundsfield Quarry - 200 <u>250</u> - 200 <u>225</u> SG 14 - Land South of Windermere Road, Camforth - 500 - 500 TOTAL STRATEGIC SITE CONTRIBUTION THROUGH THE PLAN PERIOD H1-H9 - Non Strategic Site Delivery <u>Residential Delivery in Urban Areas</u> - 4,244 <u>935</u> <u>H2 - Residential Delivery in Rural Areas - 409</u> DOS1 - DOS 8 <u>44</u> - Development Opportunities - 925 <u>776</u> - 481 Non-Allocated Sites with Permissions - 4,679 <u>966</u> <u>Pending Decisions on Non-Allocated Sites as of 01/01/19 - 251</u> Student Accommodation - 4,407 <u>2,249</u></p> <p>Sites identified via Arnside and <u>&</u> Silverdale AONB DPD - 22 <u>21</u> Additional Supply including Neighbourhood Plan Delivery Expectations - 4,385 <u>557</u> Completions 2011/12 - 2015/16 <u>2017/18</u> - <u>1,442</u> <u>2,595</u> Total - 42,056 <u>11,119</u></p>	<p>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.</p>	C
				<p>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 <i>in line with the Monitoring Framework set out in Chapter 25 of this DPD.</i></p>		
SPLA MOD_06	Policy SP7	42	10.3	<p>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.</p>	<p>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)</p>	A

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Mod. No.	Policy No.	Page No.	Para No.	Proposed Amendment	Reason For Amendment	Arcadis Category
		42-44	N/A	<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 & Land Allocations DPD.</u>	To strengthen policy wording and provide more local focus to the policy as agreed in the Statement of Common Ground with Historic England (HD39). This matter was also discussed on Day 6 of the Examination. Reference to preserve and enhance has been altered to preserve or enhance as requested by the Inspector at the Examination.	B
SPLA MOD_07	Policy SP8	45	N/A	Second Paragraph, end of Sentence. which are of International and/or National importance.	To provide clarity as discussed on Day 6 of the Examination.	B
SPLA MOD_08	Policy SP10	48	N/A	<u>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.</u>	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.	B
SPLA MOD_09	N/A	49	N/A	Chapter 12 should be amended to read: 12. <u>Lancaster South</u> Broad Location of Growth (<u>including</u> Bailrigg Garden Village)	To better reflect development growth aspirations contained within the plan and as discussed at the Examination.	A
SPLA MOD_10 (Continued on next page)	Policy SG1	52	N/A	Re-title Policy SG1 to read: <u>Lancaster South</u> Broad Location of Growth - <u>including</u> Bailrigg Garden Village	To better reflect development growth aspirations contained within the plan and as discussed at the Examination.	A
				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).	B
				Key <u>Growth Principles for Development in the Broad Location for Growth of the Garden Village</u> 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.	B
				<u>1. Involving local communities in pro-active consultation about 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.</u>	To provide greater clarity on this matter and to reflect discussions on Day 2 of the Examination and submissions made via HD15.	B

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Mod. No.	Policy No.	Page No.	Para No.	Proposed Amendment	Reason For Amendment	Arcadis Category
				<u>II. Securing high-quality urban design which promotes sustainable, attractive places to live, defining a sense of place and creates a sense of community for its new residents.</u>	To better reflect development growth aspirations contained within the plan and as discussed at the Examination.	B
SPLA MOD_10 (Continued on next page)	Policy SG1	52	N/A	<u>III. Seeking a modal shift in local transport movements between <i>South Lancaster</i>, the Garden Village, including Lancaster University Campus and Lancaster City Centre and beyond into the employment areas of Morecambe / Heysham through the delivery of a Bus Rapid Transit System and Cycling and Walking Superhighway network.</u>	To better reflect development growth aspirations contained within the plan and as discussed at the Examination.	B
				<u>IV. 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 <i>creation of cohesive, balanced communities and thereby assist the district</i> meeting its evidenced housing needs particularly in the medium to long term phases of within the Local Plan period.</u>	To better reflect development growth aspirations contained within the plan and as discussed at the Examination.	B
				<u>V. Ensuring that the necessary infrastructure to deliver <i>achieve</i> sustainable growth is delivered in the right place, at the right time, to address strategic constraints to the delivery of future development <i>in the South Lancaster area</i>.</u>	To better reflect development growth aspirations contained within the plan and as discussed at the Examination.	B
				<u>VI The creation of sufficient area of high quality open spaces to provide a distinct sense of place and deliver a network of green corridors, <i>walking and cycling routes</i> across the <i>Garden Village South Lancaster area</i> to the benefit of the local environment and residents. The delivery of such spaces <i>and routes</i> should <i>make for include</i> distinct areas of separation between the <i>Garden Village and new development and the urban edge of South Lancaster, Bailrigg Village and also Galgate and give potential to bring forward investigate the opportunities for a new country park.</i></u>	To better reflect development growth aspirations contained within the plan and as discussed at the Examination.	B
				<u>VII. <i>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.</i></u>	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).	B
				<u>VIII. The creation of healthy and cohesive communities through the delivery of high quality development and the correct levels of services, <i>open space</i> and infrastructure which is provided in safe and accessible locations.</u>	To better reflect development growth aspirations contained within the plan and as discussed at the Examination.	B
		53	N/A	<u>IX. The sympathetic masterplanning of new facilities and growth within the campus of Lancaster University for a range of education facilities, and student accommodation, <i>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.</i></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).	B

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Mod. No.	Policy No.	Page No.	Para No.	Proposed Amendment	Reason For Amendment	Arcadis Category
				<u>X. 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>	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).	B
				<u>XI. Taking proper account of the need to reduce the impacts of Climate Change in the design of new development to minimise its contribution to, and the impacts of, Climate Change and to. This should assure that new development is resilient and adaptable to the effects of Climate Change.</u>	To better reflect development growth aspirations contained within the plan and as discussed on Day 9 of the Examination.	B
				<u>XII. Managing water and run-off to safeguard development, assuring public safety and amenity with and take active measures within development to reduce flood risk within the area and downstream for both existing and new residents and businesses.</u>	To better reflect development growth aspirations contained within the plan and as discussed at the Examination.	B
				<u>XIV. To as ensure 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 appropriate new technologies for buildings and transport where possible. Proposals should investigate opportunities for localised heating systems in the South Lancaster area.</u>	To better reflect development growth aspirations contained within the plan and as discussed at the Examination.	B
				<u>XV. Addressing longstanding constraints and capacity issues in the strategic and local road network through the improvements to traffic management and physical interventions to increase network capacity and advantage sustainable travel. This will involve the re-configuration of Junction 33 of the M6 to afford allow direct motorway access into the South Lancaster area Garden Village and remove motorway traffic from Galgate which is currently designated as a Air Quality Management area (AQMA).</u>	To better reflect development growth aspirations contained within the plan and as discussed at the Examination.	B
				Second Paragraph <u>To support the delivery of the Garden Village growth in the South Lancaster area, including development of the Garden Village, there will be a requirement for a wide range of both locally important and strategically important infrastructure, including new highways, public transport network, education provision, new local centre(s), open spaces and green network. These are set out in Policy SG3 of this DPD and will be addressed in more detail through the preparation of the Lancaster South Area Action Plan DPD in the future Spatial Development Framework, which will form a Development Plan Document (DPD) for the Bailrigg Garden Village.</u>	To better reflect development growth aspirations contained within the plan and as discussed at the Examination.	B

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Mod. No.	Policy No.	Page No.	Para No.	Proposed Amendment	Reason For Amendment	Arcadis Category
		54	N/A	<p>Fourth Paragraph</p> <p>Future proposals will need to demonstrate that no <i>International-European</i> 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, <i>development proposals must accord with</i> the requirements of Appendix D <i>of this DPD</i> must be delivered as part of any future proposal.</p>	To provide greater consistency within the Plan.	B
SPLA MOD_10 (Continued on next page)	Policy SG1	54	N/A	<p>Delete Fifth Paragraph</p> <p>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>	To reflect discussions at the Examination in relation to the early release of land in the South Lancaster and reflect the direction taken in HD15.	B
				<p>Mechanism for Delivery of <i>Growth in South Lancaster, including Bailrigg</i> the Garden Village</p> <p>The Council will prepare and implement a specific Development Plan Document (DPD) for this <i>broad</i> area of growth, entitled '<i>Lancaster South Bailrigg Garden Village Area Action Plan DPD</i>'. 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.	B
				<p>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;</p> <p>and</p>	To better reflect development growth aspirations contained within the plan and as discussed at the Examination.	B
				<p>Delete Point 3</p> <p>3. To provide a Spatial Development Framework against which future development proposals and planning applications will be assessed; and</p>	To better reflect development growth aspirations contained within the plan and as discussed at the Examination.	B
				<p>C. To facilitate enable and support the co-ordination and timely delivery of the infrastructure necessary to facilitate growth in this location.</p>	To better reflect development growth aspirations contained within the plan and as discussed at the Examination.	B

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Mod. No.	Policy No.	Page No.	Para No.	Proposed Amendment	Reason For Amendment	Arcadis Category
				<p><u>Development within the broad area for growth in advance of the Lancaster South Area Action Plan DPD will be permitted provided that:</u></p> <p><u>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</u></p> <p><u>2. That the development would conform with and further the Key Growth Principles described in Policy SG1; and</u></p> <p><u>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.</u></p> <p>Last Paragraph</p> <p>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 20224). 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, reflecting in the submissions made as part of HD15.	B
				<p>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.</p> <p>New paragraph to read:</p> <p><u>In exceptional circumstances, the Council may permit development proposals that are advance ahead 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 at the Examination.	A
		55	12.2 5	<p>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.</p> <p>New paragraph to read:</p> <p><u>In exceptional circumstances, the Council may permit development proposals that are advance ahead 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 HD15.	A

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SPLA MOD_11 (Continued on next page)	Policy SG2	56	N/A	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...	To provide further clarity to the policy.	B
		57	N/A	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 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 (HD39).	B
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 <u>and the surface water issues across the site...</u>	To provide further clarity to the policy.	B
SPLA MOD_12	Policy SG3	60	N/A	Bullet Point 1: The reservation and management of land to appropriately manage <u>ensure the effective management of water</u> , 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.	B
				Bullet Point 5 Improved cycling and walking linkages from the South Lancaster 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. <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.	B
SPLA MOD_13	Policy SG4	61	N/A	<u>To 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.	B
SPLA MOD_14 (Continued on next page)	Policy SG5	63-68	13.1 3 - 13.2 0	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).	A
		63-65	13.1 3 - 13.2 0	<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.</u> <u>Improvements in the Canal Quarter will provide the opportunity to enhance</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	A

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				<u>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>	wording was included in the submission following discussions on Day 5 of the Examination (HD45).	
				<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).	A
				<u>The Local Plan will seek to support a flexible range of uses on 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 seeks 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).	A
				<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).	A
				<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).	A

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				<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).	A
				<u>Any proposals must ensure positive integration with the existing city centre in order to attract users of the city centre to the Canal Quarter and vice versa. The Council would therefore expect 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.</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).	A
				<u>As described in Policy SG4, Lancaster City Centre is evolving 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 which promotes its use and increases pedestrian footfall in and around 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).	A
SPLA MOD_14	Policy SG5	63-65	13.1 3 - 13.2 0	<u>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 to provide a greater presence for Lancaster University and 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.</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).	A
				<u>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 a significant volume of student accommodation within the Canal Quarter in light of the significant permissions which have been given 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</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).	A

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				<u>sustainable and exciting mix of uses, encourage year round activity, and deliver a comprehensive and balanced place-making agenda.</u>		
				<u>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.</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).	A
				<u>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.</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).	A
				<u>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.</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).	A
				<u>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 through the whole 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).	A
		66	N/A	Due to the comprehensive nature of this suggested modification these changes proposed are not highlighted in this modification list but can be viewed in the accompanying tracked-changed Strategic Policies & Land Allocations DPD.	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).	C

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SPLA MOD_15 (Continued on next page)	Policy SG7	73	N/A	First Paragraph Second Sentence The Council expect that once fully developed that the site will accommodate approximately 900 <u>930</u> 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).	C
				Delete second and third paragraphs	To provide further clarity to the policy and as agreed in the Statement of Common Ground (HD28).	B
				In preparing the masterplan and Future planning applications, any future proposals will <u>be</u> required <u>to address</u> 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).	B
SPLA MOD_15	Policy SG7	74	N/A	Criterion I <u>A comprehensive masterplan for the whole site will be required with future planning application(s) which addresses phasing and</u> 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;	To provide further clarity to the policy and as agreed in the East Lancaster Statement of Common Ground (HD28).	B
				Criterion II The <u>development should be appropriately phased including the</u> relocation of Lansil Golf Club (and associated facilities) to a satisfactory and appropriate location to secure their long-term future.	To provide further clarity to the policy and as agreed in the East Lancaster Statement of Common Ground (HD28).	B
				Criterion V <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 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 30 <u>40</u> % 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.	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).	B
			N/A	Criterion VI The <u>Masterplan required by criterion I</u> shall submission of a detailed design statement, recognise <u>ing</u> 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;	To provide further clarity to the policy as submitted following the discussions on Day 4 of the Examination (HD50).	B

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				Criterion VII ...minimising energy use, reducing emissions and maximising energy efficiency <i>in accordance with Policy DM30. This Proposals should also investigate opportunities to deliver district heating systems, the appropriate provision of electric charging points and other associated infrastructure for electric vehicles in accordance with Policy DM31 of the Development Management DPD;</i>	To provide further clarity to the policy and as agreed in the East Lancaster Statement of Common Ground (HD28).	B	
			75	N/A	Criterion XVI <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. 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;</i>	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).	B
			76	N/A	Any <i>future planning application(s)</i> proposal that <i>are</i> 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.	To provide further clarity within the Policy and consistency with the wider Plan.	B
SPLA MOD_16 (Continued on next page)	Policy SG8	78	N/A	Criterion I The provision of additional school places at a primary level. To achieve this it is expected that new development <i>will</i> 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.	To provide further clarity within the Policy.	B	
				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 <i>in South Lancaster at Bailrigg Garden Village (as identified via Policy SG4 of this DPD)</i> which will increase the range of secondary school places in the district to meet projected future needs.	To provide further clarity to the policy and as agreed in the East Lancaster Statement of Common Ground (HD28).	B	
				Criterion III Delete last sentence <i>Consideration should be given to the provision of healthcare facilities as part of this centre via discussions with the Morecambe Bay Clinical Commissioning Group.</i>	To provide further clarity to the policy and as agreed in the East Lancaster Statement of Common Ground (HD28).	C	
				Criterion V <i>Beyond the on-site contributions to meet localised open space needs, the Council will expect contributions towards the improvement to Williamson Park</i>	To provide further clarity to the policy and as agreed in the East Lancaster Statement of Common Ground (HD28).	B	

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				so that the park may better accommodate increased use of its facilities associated with new development.		
SPLA MOD_16	Policy SG8	78	N/A	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 an River Trust.</u> Proposals should come forward with appropriate mechanisms for <u>the</u> future maintenance of the new routes.	To provide further clarity to the policy and as agreed in the East Lancaster Statement of Common Ground (HD28).	B
				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.	To provide further clarity to the policy and as agreed in the East Lancaster Statement of Common Ground (HD28).	B
				<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>	To provide further clarity to the policy and as agreed in the East Lancaster Statement of Common Ground (HD28).	B
				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>	To provide further clarity to the policy and as agreed in the East Lancaster Statement of Common Ground (HD28).	B
SPLA MOD_17 (Continued on	Policy SG9	80	N/A	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.	To provide further clarity to the policy and as agreed in the North Lancaster Statement of Common Ground (HD27)	B

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next page)				<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>	To provide further clarity to the policy and as agreed in the North Lancaster Statement of Common Ground (HD27)	B
				Delete paragraphs two and three	As agreed in the North Lancaster Statement of Common Ground (HD27).	B
				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 North Lancaster Statement of Common Ground (HD27)	B
				Criterion I <u>A comprehensive masterplan for the whole site will be required with future planning application(s) which addresses phasing and</u> 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 Lancaster area <u>area</u> ;	To provide further clarity to the policy and as agreed in the North Lancaster Statement of Common Ground (HD27)	B
				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: 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.</u>	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).	B
	81		N/A	Criterion V The submission of a <u>bespoke Design and Access Statement with future planning application(s) detailed design statement</u> , 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.	To provide further clarity to the policy and as agreed in the North Lancaster Statement of Common Ground (HD27).	B

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SPLA MOD_17	Policy SG9	81	N/A	<p>Criterion VI</p> <p>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>, this <i>Proposals</i> should also include investigating opportunities to deliver district heating systems and the 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.	B
				<p>Criterion X</p> <p>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)	B
				<p>Include new criteria to read</p> <p><i><u>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;</u></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.	B
				<p>Criterion XII</p> <p>Future planning application(s) Proposals will be expected to fully assess the potential effect 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 proposed new development. should be investigated, and w Where potential concerns may arise, mitigation measures should be put in place. <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; 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).	B
		82	N/A	<p>Criterion XVI</p> <p>Proposals <i>Future planning application(s)</i> will be required to demonstrate how they will contribute to the delivery of green infrastructure 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)	B

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Mod. No.	Policy No.	Page No.	Para No.	Proposed Amendment	Reason For Amendment	Arcadis Category
				<u>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;</u>	To provide further clarity to the policy and as agreed in the Statement of Common Ground (HD27).	C
				<u>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);</u>	To provide further clarity to the policy and as agreed in the North Lancaster Statement of Common Ground (HD27).	B
		83	N/A	Additional paragraph to read: <u>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.</u> Final Paragraph Any <u>future planning application(s)</u> 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.	To provide consistency with the wider plan and ensure consistency with the outcomes of the SA process.	C
		84	N/A	<u>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.</u>	To provide further clarity to the policy and as agreed in the North Lancaster Statement of Common Ground (HD27).	A
SPLA MOD_18	Policy SG10	85	N/A	Criterion I The provision of additional school places at a primary level. To achieve this it is expected that new development <i>will</i> fund the creation of a new primary school within the site in an appropriate, convenient and accessible location to the east of the A6 to be agreed with the education authority. The new primary school should be Single form Entry in size however should be provided on a plot which could be expanded in the future to create a two-form entry school. The delivery of the new school should be commissioned and delivered in partnership with the education authority;	To provide clarity within the Policy and provide consistency within the Plan.	B

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Mod. No.	Policy No.	Page No.	Para No.	Proposed Amendment	Reason For Amendment	Arcadis Category
		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 <i>in South Lancaster at Bailrigg Garden Village</i> (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 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>To provide further clarity within the policy and consistency within the Plan.</p> <p>To provide consistency within the Plan (this requirement has also been removed from Policy SG7 in relation to the East Lancaster Strategic Site)</p>	<p>B</p> <p>C</p>
SPLA MOD_19 (Continued on next page)	Policy SG11	87	16.2 - 16.3	<p>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 Arnside 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.</p> <p>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 Kellot 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.</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>	A

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Mod. No.	Policy No.	Page No.	Para No.	Proposed Amendment	Reason For Amendment	Arcadis Category		
		88	16.9	New paragraph to read: <i><u>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 South Carnforth and Carnforth town centre, which includes a pedestrian / cycle crossing of the Lancaster Canal at an appropriate and logical location.</u></i>	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.	A		
				88-89	16.10 & 16.11	Deletion of Paragraphs 16.10 and 16.11	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.	A
				89	N/A	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).	B
SPLA MOD_19 (Continued on next page)	Policy SG11	89	N/A	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. <i><u>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></i>	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).	B		
						Criterion I The delivery of infrastructure to make the development acceptable in planning terms, <i><u>for instance in relation to highway and transport improvements, education and open space provision,</u></i> 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.	B

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Mod. No.	Policy No.	Page No.	Para No.	Proposed Amendment	Reason For Amendment	Arcadis Category
		89	N/A	<p>Criterion II</p> <p>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;</p>	To ensure consistency within the Plan following the deletion of Policy SG13.	B
				<p>Criterion IV</p> <p><i>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. 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;</i></p>	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).	B
		90	N/A	<p>Criterion VI</p> <p>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 line with Policy DM30 of the Development Management DPD.</i> This Development should investigate opportunities to deliver district heating systems. <i>Proposals should deliver the appropriate provision of electric charging points and other associated infrastructure for electric vehicles;</i> in line with Policy DM31 of the Development Management DPD.</p>	To provide further clarity to the policy.	B
				<p>New Criterion to read:</p> <p><i>Future planning applications should ensure that they do no prejudice the ongoing access to and operation of Carnforth Rangers Football Club;</i></p>	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).	B
				<p>Criterion IX</p> <p>The submission of a suitable and appropriate landscaping plan that seeks to retain <i>maximise the retention of</i> 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;</p>	To provide further clarity to the policy.	B

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Mod. No.	Policy No.	Page No.	Para No.	Proposed Amendment	Reason For Amendment	Arcadis Category
				New criterion to read: <i>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;</i>	To provide consistency with SA Report and to reflect the submissions made to the Inspector (HD32).	B
		91	N/A	New criterion to read: Future planning application(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;	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).	B
		91	N/A	Criterion XV The delivery of <i>improvements to the existing highway network, particular any necessary improvements to Kellet Road and</i> 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	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).	B
SPLA MOD_19	Policy SG11	91	N/A	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. <i>This could include 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;</i> <i>Contributions should be made towards improvements to public transport, with a particular 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;</i>	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.	B
				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>	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).	B
				Last Paragraph <i>Development proposals Any future planning applications that are submitted will be expected to take fully into account the content of the Development Brief and all other relevant policies within the Local Plan.</i>	To provide consistency with the wider plan and ensure consistency with the outcomes of the SA process.	B
					To provide further clarity to the policy and greater consistency with the wider Plan.	B

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Mod. No.	Policy No.	Page No.	Para No.	Proposed Amendment	Reason For Amendment	Arcadis Category
SPLA MOD_20	Policy SG12	91-92	16.1 2 - 16.2 0	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.	A
		93-94	N/A	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.	C
SPLA MOD_21	Policy SG13	94-95	16.2 1 - 16.2 9	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.	A
		96-97	N/A	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.	C

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Mod. No.	Policy No.	Page No.	Para No.	Proposed Amendment	Reason For Amendment	Arcadis Category
SPLA MOD_22 (Continued on next page)	Policy SG15 (Proposed Mods Reference SG13)	100	N/A	<p>Criterion III</p> <p>Proposals should seek to protect <u>the Nature Reserves at areas that have important biodiversity value, in particular Middleton, Heysham and Heysham Moss as identified on the Local Plan Policies Map</u> 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, <u>amenity arrangement</u>, security and access;</p>	To provide further clarity to the policy as discussed with Lancashire Wildlife Trust following Day 6 of the Examination.	B
				<p>Criterion IV</p> <p>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;</p>	To provide further clarity to the policy as discussed with Lancashire Wildlife Trust following Day 6 of the Examination.	B
				<p>New Criterion</p> <p><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></p>	To provide further clarity to the policy as discussed with Lancashire Wildlife Trust following Day 6 of the Examination.	C
SPLA MOD_22	Policy SG15 (Proposed Mods Reference SG13)	101	N/A	<p>Final Paragraph</p> <p>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>). Future proposals in this areas should pay due regard to Policy DM53 of the Development Management DPD.</p>	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.	B
				<p>New Final Paragraph to read</p> <p><u>Future proposals in relation to Substation Land (SG13.1) will need to demonstrate that no 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></p>	To ensure policy is in line with the HRA	C
SPLA MOD_23	Policy SG16 (Proposed Mods Reference	102	N/A	<p>Criterion III</p> <p>Future proposals will need to demonstrate that no European 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></p>	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.	B

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Mod. No.	Policy No.	Page No.	Para No.	Proposed Amendment	Reason For Amendment	Arcadis Category
	nce SG14)					
SPLA MOD_24	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. <i>Within these employment areas proposals which are not covered by 'B' land-use class uses will be restricted unless exceptional circumstances are demonstrated.</i>	To provide further clarity to the policy.	B
				Delete EC1.13 from policy EC1 and move to policy EC2	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.	B
				All other employment sites from EC1.13 onwards to be renumbered accordingly. Footnote to read: <i>** Development within the sites may have the potential to impact upon Internationally designated sites. Please refer to Appendix D for relevant mitigation options.</i>	To ensure all environmentally designated sites are referred to and to provide consistency within the plan and accord with the HRA.	B
				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 European <u>International</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.	B
SPLA MOD_25	Policy EC2	108	N/A	First Paragraph The Council anticipates that a further 46.2 <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.	C
				SG2 DESCRIPTION Allocation made to deliver opportunities for technology, and 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).	B
				<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.	C

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Mod. No.	Policy No.	Page No.	Para No.	Proposed Amendment	Reason For Amendment	Arcadis Category
				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.	C
		109	N/A	<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.	C
SPLA MOD_26 (Continued on next page)	Policy EC2	110	18.34	<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 for this area and in line with the requirements of Policy SG14 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.	A
	Policy EC3		N/A	<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.	B
SPLA MOD_26	Policy EC3	110	N/A	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 on the condition that employment uses 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.	B
		111	N/A	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).	B

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Mod. No.	Policy No.	Page No.	Para No.	Proposed Amendment	Reason For Amendment	Arcadis Category
			N/A	<p>Additional criterion to read: <u>Proposals should not result in any prejudice to the operation of the North West Ethylene Pipeline which runs in 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></p> <p><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></p>	<p>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.</p> <p>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.</p> <p>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.</p>	B
SPLA MOD_27	Policy TC1	122	N/A	<p>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 and key service centre to the rural hinterland</u></p>	<p>To provide consistency within both the policy and the wider plan as discussed on Day 4 of the Examination.</p>	B

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Mod. No.	Policy No.	Page No.	Para No.	Proposed Amendment	Reason For Amendment	Arcadis Category		
SPLA MOD_28	Policy H1	130-131	N/A	<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</p> <p>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).	C		
				131	N/A	<p>*Where no planning permissions <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>	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).	B
						<p>#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.</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).	B

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Mod. No.	Policy No.	Page No.	Para No.	Proposed Amendment	Reason For Amendment	Arcadis Category
				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 <u>SG1, SG7, SG9, SG11, DOS2 & H3 - H6</u> of this DPD.	To provide greater clarity within the Policy and consistency within the Plan.	B
SPLA MOD_29	Policy H2	132	N/A	POLICY REF - SITE LOCATION - DWELLING NUMBERS* - PLANNING STATUS H2.1 - Royal Oak Meadow, Hornby - 23 - PP Granted H2.2 - Lancaster Road, Overton** - 32 - PP Granted H2.3 - Yenham Lane, Overton** - 21 - Allocation H2.4 - St Michaels Lane, Bolton-le-Sands** - 20 - PP Granted H2.5 - Briar Lea Road, Nether Kellot** - 10 - PP Granted H2.5-6 - Land North of Old Hall Farm, Over Kellot** - 55 Allocation <u>PP Granted</u> H2.7 - Monkswell Avenue, Bolton-le-Sands** - 15 - Allocation H2.6-8 - Halton Mills, Halton - 20 - PP Granted <u>Allocation</u> H2.7-9 - Land South of Low Road, Halton - 60 - PP Granted H2.8-10 - Land between Low Road and Forge Lane, Halton - 90 <u>76</u> - PP Granted H2.9-11 - Land to the rear of Pointer Grove and adjacent High Road, Halton - 66 - PP Granted H2.10-12 - Land South of Marsh Lane, Cockerham** - 36 - PP Granted / <u>Allocation</u> DOS5 - Middleton Towers, Carr Lane, Middleton# - 576 - PP Granted TOTAL ALLOCATIONS (RURAL AREA) - 4,024 <u>985</u> DWELLINGS	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).	C
				*Where no planning permissions <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.	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).	B
				<u># 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.</u>	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).	B
SPLA MOD_30	Policy H3	133	N/A	<u>H3.1</u> - Land at Ridge Lea Hospital, East Lancaster; <u>H3.2</u> - <u>Land at Stone Row Head, East Lancaster</u> ; and <u>H3.3</u> - Land at the University of Cumbria Campus, East Lancaster	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).	C

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Mod. No.	Policy No.	Page No.	Para No.	Proposed Amendment	Reason For Amendment	Arcadis Category
				<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. <u>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.</u></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).	B
				<p>Addition paragraph to be added prior to the Ridge Lea Hospital Section <u>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.</u></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).	B
				<p><u>Land at Ridge Lea Hospital</u> The site is expected to accommodate around 75 70 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).	C
		134	N/A	<p>New text to read: <u>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.</u></p> <p><u>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.</u></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).	C
				<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. <u>Proposals should have due regard to Policy EC6 of this DPD.</u></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).	B
		135	N/A	<p><u>Stone Row Head</u> <u>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 has been altered and extended to the north of the site in the early 20th Century.</u> <u>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.</u></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).	A

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Mod. No.	Policy No.	Page No.	Para No.	Proposed Amendment	Reason For Amendment	Arcadis Category
				<u>Proposals should have a due regard to the wider area, 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.</u>	To provide greater clarity on this matter and to assist the delivery of Policy H3.	A
SPLA MOD_31	Policy H4	136	20.1	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 495 <u>200</u> dwellings.	To provide greater consistency with the Policy and to reflect discussions on Day 2 of the Examination.	A
				First Paragraph The site is expected to accommodate no more than <u>approximately 200</u> 495 residential dwellings...	To provide further clarity to the policy and to reflect discussions on Day 2 of the Examination.	C
				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.	To provide consistency with the wider plan and reflect changes to other site-specific policies in relation to this matter.	B
				Third Paragraph In preparing the masterplan and future planning application, the Council will require the following matters to be addressed- <u>In bringing forward development proposals for this site the Council will expect the following matters to be addressed: '</u>	To provide further clarity to the policy and consistency with changes to other site-specific policies in the Plan.	B
			N/A	Criterion II The submission of a detailed design statement, recognising its <u>development will be required to demonstrate that the development principles and criteria identified in the design, landscaping and heritage statements, recognise the sites</u> sensitive location in the setting of Ashton Memorial and Williamson Park to the west <u>(which are important heritage assets and prominent landmarks in the wider area)</u> and areas of <u>Key Urban Setting-Landscape</u> to the east. <u>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.</u> 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;	To provide further clarity to the policy and as agreed in the Statement of Common Ground with Historic England (HD39).	C

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Mod. No.	Policy No.	Page No.	Para No.	Proposed Amendment	Reason For Amendment	Arcadis Category
				Criterion III To preserve or enhance the site's prominent location on the eastern edge of Lancaster, within the setting of <i>the</i> Ashton Memorial, <i>which is a highly significant heritage asset and a prominent landmark in the wider area</i> , 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;	To provide further clarity to the policy and as agreed in the Statement of Common Ground with Historic England (HD39).	B
		137	N/A	Criterion IV The improvement and enhancement of land identified under Policy EN10.1 of this DPD which should be used as amenity space that provides wider public benefit both to existing and new residents in the East Lancaster area;	To avoid repetition with other criteria within Policy H4.	B
				Criterion IX Contribute to the delivery of a green corridor network within the east of Lancaster with opportunities for enhancing biodiversity, <i>open space</i> , recreation and leisure uses to be investigated via any application; New criterion to read: <i>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 of accessibility issues and should be delivered in accordance with the requirements set out in Policy DM27 of the Development Management DPD;</i>	To provide greater clarity on this matter.	B
				Criterion XVII <i>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.</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.	To provide greater consistency within the Plan and greater clarity on this matter.	C
		138	N/A	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>	To ensure consistency with the evidence base, the proposed modification to DM3 and to reflect submissions may to Day 9 of the Examination (HD64).	B
					To provide consistency with the wider plan and ensure consistency with the outcomes of the SA process.	C

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Mod. No.	Policy No.	Page No.	Para No.	Proposed Amendment	Reason For Amendment	Arcadis Category
SPLA MOD_32	Policy H5	139	20.28	Last Sentence It is expected that the regeneration of these areas could accommodate development of approximately 24200 new homes.	To provide further clarity to the policy and to reflect discussions on Day 2 of the Examination.	A
		140	N/A	First Paragraph Land at Lancaster Leisure Park in East Lancaster has been identified for residential development. The site is expected to accommodate approximately 24200 residential dwellings and a range of infrastructure that is necessary to facilitate these new homes.	To provide further clarity to the policy and to reflect discussions on Day 2 of the Examination.	C
		141	N/A	Criterion XV Approximately 40% of the residential units will be defined as 'affordable' which includes the delivery of a full range of affordable products through dialogue with the Local Planning Authority. 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. Additional paragraph to read: <u>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.</u>	To ensure consistency with the evidence base and reflect the submissions made to Day 9 of the Examination (HD64).	B
						To provide consistency with the wider plan and ensure consistency with the outcomes of the SA process.
SPLA MOD_33	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 13720 new homes.	To provide greater consistency with the Policy and to reflect discussions on Day 2 of the Examination.	C
		142	N/A	First Paragraph The site is expected to accommodate approximately 74 <u>137</u> residential dwellings... 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 greater consistency with the Policy and to reflect discussions on Day 2 of the Examination.	C
		142-143	N/A	Reposition criterion X (relating to open space provision) to the Infrastructure section, creating a new criterion II on this matter.	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)	B
		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	To provide further consistency and clarity within Policy H6.	B
						To ensure consistency with the evidence base and reflect the submissions made to Day 9 of the Examination (HD64).

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Mod. No.	Policy No.	Page No.	Para No.	Proposed Amendment	Reason For Amendment	Arcadis Category
				<p>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.</p> <p>Additional paragraph to read: <u>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.</u></p>		
SPLA MOD_34 (Continued on next page)	Policy DOS1	144	21.3	<p>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 <u>Quarter Corridor</u> 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 <u>Quarter Corridor</u> Scheme.</p>	To reflect flood risk evidence as submitted on Day 9 of the Examination (HD64).	A
			N/A	<p>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.</p>	To reflect flood risk evidence as submitted on Day 9 of the Examination (HD64).	B
SPLA MOD_34	Policy DOS1	145	N/A	<p>Delete criterion III 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;</p> <p>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. <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 reflect flood risk evidence as submitted on Day 9 of the Examination (HD64).	B
					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).	B

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Mod. No.	Policy No.	Page No.	Para No.	Proposed Amendment	Reason For Amendment	Arcadis Category
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.	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).	C
			21.7 - 21.11	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).	A
SPLA MOD_36	Policy DOS3	146-148	N/A	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).	C
			21.12-21.16	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).	A
SPLA MOD_37	Policy DOS4 (Proposed Mods Reference DOS2)	149	N/A	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> Additional paragraph to read: <u>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.</u>	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).	B
					To provide consistency with the wider plan and ensure consistency with the outcomes of the SA process.	B
SPLA MOD_38	Policy DOS5 (Proposed Mods)	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.	To ensure consistency with removal of the Local Green Space Designation as instructed by the Inspector in his Post Hearing Advice Note (EX11).	A

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	Reference DOS3)		21.27	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.	A
			21.28	In considering proposals that seek to improve and enhance the recreation <u>amenity value</u> at 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.	To provide clarity on this matter and to reflect discussions on Day 8 of the Examination Hearing Sessions.	A
		151	N/A	Delete First Sentence 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.	To ensure consistency with removal of the Local Green Space Designation as instructed by the Inspector in his Post Hearing Advice Note (EX11).	B
SPLA MOD_39	Policy DOS6 (Proposed Mods Reference DOS4)	152	N/A	Criterion III High quality design and use of materials that respect the character and setting of historic assets on the site. <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).	B
SPLA MOD_40	Policy DOS7 (Proposed Mods Reference DOS5)	153	N/A	Third paragraph <u>The Council will require development to be taken forward through a comprehensive approach addressing the following issues:</u> In considering new development proposals the Council will expect the following issues to be addressed:	To provide greater consistency within the Plan.	B
		154	N/A	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> 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, consistency with the evidence base and as agreed in the Statement of Common Ground with Historic England (HD39). To provide further clarity to the policy and consistency with the HRA.	B B

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SPLA MOD_41	Policy DOS8 (Proposed Mods Reference DOS6)	155	N/A	Criterion I That the proposed development is sympathetic towards the surrounding heritage assets, in particular the relationships between the Midland Hotel and <i>the</i> 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).	B
SPLA MOD_42	Policy DOS9 (Proposed Mods Reference DOS7)	157	N/A	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).	B
SPLA MOD_43	Policy DOS10 (Proposed Mods Reference DOS8)	158	N/A	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>	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).	B
				Additional paragraph to read: <u>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.</u>	To provide consistency with the wider plan and ensure consistency with the outcomes of the SA process.	B
SPLA MOD_44	Policy EN1	159-160	N/A	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).	C
SPLA MOD_45	Policy EN2	160	N/A	Delete Policy	The policy was agreed as unnecessary at the Examination and reflects the Statement of Common Ground with Historic England (HD39).	C
SPLA MOD_46	Policy EN6 (Proposed Mods Reference	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	To reflect the direction of the Inspector through his Post Hearing Advice Note (EX11).	A

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	Policy EN4			north of the District) and are limited (due to environmental designations, flood risk and infrastructure).		
SPLA MOD_47	Policy EN7 (Proposed Mods Reference EN5)	167	22.40	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. <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>	To be consistent with the emerging evidence base and as submitted on Day 9 of the Examination.	A
			22.42	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</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.	A
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, <u>Bailrigg Village</u> and South Lancaster, and <u>These areas will be specifically defined with the forthcoming <u>Lancaster South Bailrigg Garden Village</u> Action plan.</u>	To add reference to an Area of Separation around Bailrigg Village as discussed on Day 4 of the Examination.	B
				Delete paragraph 'Development will be assessed in terms of its impact upon the Area of Separation, including any harm to the effectiveness of the gap between settlements and, in particular the degree to which the development proposed would compromise the function of the Area of Separation in protecting the identity and distinctiveness of settlements' and amend to '<u>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.</u>'	To provide further clarity to the policy as discussed on Day 5 of the Examination.	B

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Mod. No.	Policy No.	Page No.	Para No.	Proposed Amendment	Reason For Amendment	Arcadis Category
SPLA MOD_49	Policy EN10 (Proposed Mods Reference EN8)	171	N/A	Land adjacent to Fenham Carr <u>Lane</u> has been protected for a range of open space uses, including informal amenity space and for the opportunities to deliver innovative storage solutions for drainage, for instance <i>such as</i> the creation of balancing ponds and other sympathetic SuDS schemes. <u>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.</u>	To provide further clarity to the policy and reflect the submissions made to the Inspector on Day 9 of the Examination (HD64).	B
				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 as submitted on Day 9 of the Examination (HD64).	B
SPLA MOD_50	Policy SC2	176	N/A	Third Paragraph Development will also only be considered <i>not inappropriate</i> if it is in accordance with paragraph 89 and 90 of the National Planning Policy Framework.	To ensure consistency with the NPPF as discussed on Day 6 of the Examination.	B
				Delete Reference within the Local Green Space Table: SC2.1 – Freeman's Wood – Historic Significance and Recreational Value	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.	B
SPLA MOD_51	Policy SC4	178	N/A	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).	B
SPLA MOD_52	Policy SC5	179	N/A	Bailrigg Garden Village South Camforth	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 Camforth (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.	B

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Mod. No.	Policy No.	Page No.	Para No.	Proposed Amendment	Reason For Amendment	Arcadis Category
SPLA MOD_53	Policy T3	184	N/A	<u>Development adjacent to waterways 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.</u>	To provide further clarity to the policy and to address issues raised by Inland Waterways at the Examination..	B
SPLA MOD_54 (Continued on next page)	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.	To provide further clarity on this matter and reflect discussions on Day 5 of this Examination.	A
	N/A	186	25.1	<u>The Council have 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.</u>	To provide further clarity on this matter and reflect discussions on Day 5 of this Examination.	A
	Policy LPRM 1	186-188	N/A	<u>Early Review of the Local Plan</u> <u>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 effect upon key aspects of the plan would warrant an earlier review.</u>	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.	A
SPLA MOD_54	Policy LPRM 1	186-188	N/A	<u>Thus changes which substantially alter any of the following are likely to trigger the need for an immediate review:</u>	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.	A
				<u>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.</u>	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.	A

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Mod. No.	Policy No.	Page No.	Para No.	Proposed Amendment	Reason For Amendment	Arcadis Category
				<p><u>II. The delivery of anticipated infrastructure which underpins the local plan; The Infrastructure Delivery Plan 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 effect upon the strategy of the plan then that will trigger a review of the plan.</u></p> <p><u>It should be noted that changes in infrastructure planning could occur which are both positive and negative in its effects upon the plan. This criterion is not limited simply to changes which diminish infrastructure delivery but encompasses circumstances which improve infrastructure delivery beyond those anticipated at the date of adoption.</u></p>	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.	A
				<p><u>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.</u></p> <p><u>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.</u></p>	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.	A
				<p><u>Policy LPRM1: Local Plan Review Mechanism</u></p> <p><u>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:</u></p> <p><u>I. A significant change in circumstances which substantially alters key aspects of the plan, such as:</u></p> <ul style="list-style-type: none"> <u>• The assumptions which underpin the need for development.</u> <u>• The delivery of anticipated infrastructure which underpins the Local Plan.</u> <u>• The rate of delivery of key strategic sites.</u> <p><u>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.</u></p>	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.	C

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Mod. No.	Policy No.	Page No.	Para No.	Proposed Amendment	Reason For Amendment	Arcadis Category
				<u><i>In addition to the above instances each of 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 effect upon key aspects of the plan, but only where the effect 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></u>	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.	A
				<u><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></u>	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.	A
SPLA MOD_55	N/A	190	N/A	<u><i>Built Up Area Land/buildings within the named Regional Centre, Key Service Centres, Sustainable Rural Settlements and Rural Villages as specified in the (Draft) Strategic Policies and Land Allocations DPD Policies SP2 and SP3, and the Local Service Centres and Small Villages within the Arnside and Silverdale AONB, as set out in Policy AS01. The non-built up area is any land/buildings outside of the areas as defined above</i></u>	To provide further clarity to the DPD and to assist the application of Policies SP2 and SP3 of this DPD.	A
		192	N/A	<u><i>Landscape Capacity An approach to planning in the AONBs that allocates and permits development only where it will not harm the primary purpose of designation, which is to conserve and enhance the natural beauty, wildlife and cultural heritage of the area. This requires an objective assessment of the landscape and visual impact resulting from potential development.</i></u>	To provide further clarity to the plan and assist with the application of Policy SP2 of this DPD.	A
SPLA MOD_56	N/A	203-208	N/A	<u><i>Mitigation Option I Changes in Water Quality - during construction and operation Water quality protection measures – Ensure a hydrological assessment is carried out to determine the potential impacts on water quality. This will ensure compliance with Policy 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></u>	To ensure policy is in line with the HRA	A

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Mod. No.	Policy No.	Page No.	Para No.	Proposed Amendment	Reason For Amendment	Arcadis Category
				<p>To amend table D.2 in relation to water quality matters and in relation to Middleton Towers (with regard to recreational pressures)</p> <p><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 & Land Allocations DPD.</u></p>	To ensure policy is in line with the HRA	A
				<p>To amend table D.3 in relation to mitigation options for new housing developments.</p> <p><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 & Land Allocations DPD.</u></p>	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.	A
SPLA MOD_57	N/A	209-210	N/A	<p>The trajectory reports actual dwelling completions for the period 2011/2012 to 2016/17. A total of 2,595,070 dwellings were completed during this period.</p> <p>Replace Trajectory. Given the scale of the Trajectory it can be viewed in the tracked changed Strategic Policies and Land Allocation DPD.</p>	To provide and updated position on this matter.	A
SPLA MOD_58	N/A	210-232	N/A	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 update to reflect evidence and discussions at the Examination.	A
					To reflect discussions at the Examination and the direction of the Inspector that further detail on monitoring arrangements should be included within the Plan.	A

3 Revisited Assessments

3.1 Category C Main Modifications

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

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

Main Modification ref.	Modified policy
SPLA MOD_01	Strategic Objective SO4
SPLA MOD_04	Policy SP5
SPLA MOD_05	Policy SP6
SPLA MOD_13	Policy SG5
SPLA MOD_15	Policy SG7
SPLA MOD_16	Policy SG8
SPLA MOD_17	Policy SG9
SPLA MOD_18	Policy SG10
SPLA MOD_20	Policy SG12
SPLA MOD_21	Policy SG13
SPLA MOD_22	Policy SG15
SPLA MOD_25	Policy EC2
SPLA MOD_28	Policy H1
SPLA MOD_29	Policy H2
SPLA MOD_30	Policy H3
SPLA MOD_31	Policy H4
SPLA MOD_32	Policy H5
SPLA MOD_33	Policy H6
SPLA MOD_35	Policy DOS2
SPLA MOD_36	Policy DOS3
SPLA MOD_44	Policy EN1
SPLA MOD_45	Policy EN2
SPLA MOD_54	Policy LPRM1

3.2 Policy references and names

As a result of the Main Modifications the number and name of some policies has changed. This has resulted in some of the policy references and names in the Published SA being out of date. Table 3-2 sets out the original policy numbers and names (i.e. those that were referred to in the Published SA) alongside the new references and names for those that have changed. LPRM1: Local Plan Review Mechanisms is a new policy.

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

Publication SA		New	
Policy no.	Name	Policy no.	Name
SP1	Presumption in Favour of Sustainable Development	SP1	Presumption in Favour of Sustainable Development
SP2	Lancaster District Settlement Hierarchy	SP2	Lancaster District Settlement Hierarchy
SP3	Development Strategy for Lancaster District	SP3	Development Strategy for Lancaster District
SP4	Priorities for Sustainable Economic Growth	SP4	Priorities for Sustainable Economic Growth
SP5	The Delivery of New Jobs	SP5	The Delivery of New Jobs
SP6	The Delivery of New Homes	SP6	The Delivery of New Homes
SP7	Maintaining Lancaster District's Unique Heritage	SP7	Maintaining Lancaster District's Unique Heritage
SP8	Protecting the Natural Environment	SP8	Protecting the Natural Environment
SP9	Maintaining Strong and Vibrant Communities	SP9	Maintaining Strong and Vibrant Communities
SP10	Improving Transport Connectivity	SP10	Improving Transport Connectivity
SG1	Lancaster South Broad Location for Growth – including Bailrigg Garden Village	SG1	Lancaster South Broad Location for Growth – including Bailrigg Garden Village
SG2	Lancaster University Health Innovation Campus	SG2	Lancaster University Health Innovation Campus
SG3	Infrastructure Delivery for Growth in South Lancaster	SG3	Infrastructure Delivery for Growth in South Lancaster
SG4	Lancaster City Centre	SG4	Lancaster City Centre
SG5	Canal Corridor North, Central Lancaster	SG5	Canal Quarter, Central Lancaster
SG6	Lancaster Castle and Lancaster Quay	SG6	Lancaster Castle and Lancaster Quay
SG7	East Lancaster Strategic Site	SG7	East Lancaster Strategic Site
SG8	Infrastructure Requirement & Delivery for Growth in East Lancaster	SG8	Infrastructure Requirement & Delivery for Growth in East Lancaster
SG9	North Lancaster Strategic Site	SG9	North Lancaster Strategic Site
SG10	Infrastructure Requirement & Delivery for Growth in North Lancaster	SG10	Infrastructure Requirement & Delivery for Growth in North Lancaster
SG11	Land at Lundsfield Quarry, South Carnforth	SG11	Land at Lundsfield Quarry, South Carnforth
SG12	Land South of Windermere Road, South Carnforth	SG12	Land South of Windermere Road, South Carnforth
SG13	Infrastructure Requirement & Delivery for Growth in South Carnforth	SG13	Infrastructure Requirement & Delivery for Growth in South Carnforth
SG14	Port of Heysham and Future Expansion Opportunities	SG12	Port of Heysham and Future Expansion Opportunities
SG15	Heysham Gateway, South Heysham	SG13	Heysham Gateway, South Heysham
SG16	Heysham Nuclear Power Station	SG14	Heysham Nuclear Power Station

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Publication SA		New	
Policy no.	Name	Policy no.	Name
EC1	Established Employment Areas	EC1	Established Employment Areas
EC2	Future Employment Growth	EC2	Future Employment Growth
EC3	Junction 33 Agri-Business Centre, South Galgate	EC3	Junction 33 Agri-Business Centre, South Galgate
EC4	White Lund Employment Area	EC4	White Lund Employment Area
EC5	Regeneration Priority Areas	EC5	Regeneration Priority Areas
EC6	University of Cumbria Campus, Lancaster	EC6	University of Cumbria Campus, Lancaster
EC7	Lancaster and Morecambe College	EC7	Lancaster and Morecambe College
TC1	The Retail Hierarchy for Lancaster District	TC1	The Retail Hierarchy for Lancaster District
TC2	Town Centre Designations	TC2	Town Centre Designations
TC3	Future Retail Growth	TC3	Future Retail Growth
TC4	Central Morecambe	TC4	Central Morecambe
H1	Residential Development in Urban Areas	H1	Residential Development in Urban Areas
H2	Housing Delivery in Rural Areas of the District	H2	Housing Delivery in Rural Areas of the District
H3	Heritage Led Housing Development	H3	Heritage Led Housing Development
H4	Land at Grab Lane, East Lancaster	H4	Land at Grab Lane, East Lancaster
H5	Land at Lancaster Leisure Park and Auction Mart, East Lancaster	H5	Land at Lancaster Leisure Park and Auction Mart, East Lancaster
H6	Royal Albert Fields Ashton Road, Lancaster	H6	Royal Albert Fields Ashton Road, Lancaster
DOS1	Land at Bulk Road & Lawson's Quay, Central Lancaster	DOS1	Land at Bulk Road & Lawson's Quay, Central Lancaster
DOS2	Land at Moor Lane Mills, Central Lancaster	DOS2	Land at Moor Lane Mills, Central Lancaster
DOS3	Luneside East, Lancaster	DOS3	Luneside East, Lancaster
DOS4	Lune Industrial Estate, Luneside, Lancaster	DOS2	DOS2: Lune Industrial Estate, Luneside, Lancaster
DOS5	Land at Willow Lane, Lancaster	DOS3	Land at Willow Lane, Lancaster
DOS6	Galgate Mill, Galgate	DOS4	Galgate Mill, Galgate
DOS7	Land at Middleton Towers, Middleton	DOS5	Land at Middleton Towers, Middleton
DOS8	Morecambe Festival Market and Surrounding Area	DOS6	Morecambe Festival Market and Surrounding Area
DOS9	Land at Former TDG Depot, Warton Road, Carnforth	DOS7	Land at Former TDG Depot, Warton Road, Carnforth
DOS10	Former Thomas Graveson Site, Warton Road, Carnforth	DOS8	Former Thomas Graveson Site, Warton Road, Carnforth
EN1	Conservation Areas	EN1	Conservation Areas
EN2	Designated Heritage Assets	EN2	Designated Heritage Assets
EN3	Mill Race Heritage Priority Area	EN1	EN3 Mill Race Heritage Priority Area
EN4	Areas of Outstanding Natural Beauty	EN2	EN4 Areas of Outstanding Natural Beauty
EN5	The Open Countryside	EN3	EN5 The Open Countryside
EN6	The North Lancashire Green Belt	EN4	EN6 The North Lancashire Green Belt
EN7	Local Landscape Designations	EN5	EN7 Local Landscape Designations
EN8	Areas of Separation	EN6	EN8 Areas of Separation
EN9	Environmentally Important Areas	EN7	EN9 Environmentally Important Areas
EN10	Grab Lane Preserved Setting Area	EN8	EN10 Grab Lane Preserved Setting Area

Publication SA		New	
Policy no.	Name	Policy no.	Name
EN11	Air Quality Management Areas	EN9	EN11 Air Quality Management Areas
SC1	Neighbourhood Planning Areas	SC1	Neighbourhood Planning Areas
SC2	Local Green Spaces	SC2	Local Green Spaces
SC3	Open Space, Recreation and Leisure	SC3	Open Space, Recreation and Leisure
SC4	Green Space Networks	SC4	Green Space Networks
SC5	Recreation Opportunity Areas	SC5	Recreation Opportunity Areas
T1	Lancaster Park and Ride	T1	Lancaster Park and Ride
T2	Cycling and Walking Network	T2	Cycling and Walking Network
T3	Lancaster Canal	T3	Lancaster Canal
T4	Public Transport Corridors	T4	Public Transport Corridors
n/a	n/a	LPRM1	Local Plan Review Mechanism

3.3 Strategic Objectives

The Plan Part 1 includes five Strategic Objectives. The Council has proposed a new Strategic Objective in addition to these:

'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.'

The Strategic Objectives have been tested for their compatibility. Table 3-3 presents a compatibility check between the new Strategic Objective and the SA Objectives.

Table 3-3: Compatibility of new Strategic Objective 6 with SA Objectives

SA Objective	Compatibility with Strategic Objective 6
S1. Crime	0
S2. Housing	0
S3. Health	✓
S4. Education	0
S5. Sustainable access	0
EC1. Thriving economies	0
EC2. Economic drivers	0
EC3. Workforce	0
EC4. Economic inclusion	0
EN1. Climate change	✓
EN2. Water	0
EN3. Biodiversity	✓

EN4. Landscape	0
EN5. Natural resources	✓
EN6. Energy efficiency	✓
EN7. Heritage	0
EN8. Air quality	✓
EN9. Waste	✓

3.4 Strategic Policies

The Strategic Policies SP5 and SP6 have undergone Main Modifications.

The employment allocation under SP5 has been increased. The policy previously sought to secure 48.9ha of employment land across the District. This has been increased from 48.9 to 59.5 ha of employment land, with the modified policy now stating:

‘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...’

The assessment findings of this policy in the published SA would be unlikely to discernibly change as a result of the increased employment allocation. It could lead to a greater beneficial impact on employment and the economy, but the SA assessment for SP5 already identifies major positive impacts for these economic focussed SA Objectives (EC1 – EC5). Negative impacts on the natural environment could be a slightly greater risk as a result of the increase in employment land, but the assessment in the SA already identifies potential negative impacts on these SA Objectives and so the existing appraisal will remain unchanged.

It is expected that the increase in employment land allocation would largely be achieved through the new site of the new employment site EC2.1, Middleton Road Employment Area, which is assessed below.

Policy SP6 establishes what the Council considers to be a deliverable and realistic housing requirement for the District. The modified policy sets out a commitment to delivering an average of 522dpa over the Plan period. This figure is the subject of the Lancaster Local Plan Sustainability Appraisal Addendum (March 2019)¹. SP6 also sets out the expected number of dwellings to be completed each year following adopted of the Plan. These have been slightly modified in a way that does not alter the SA assessment findings.

The balance between employment and housing in Lancaster has been an important consideration during the preparation of the Plan. In March 2019 the Council commissioned a technical note on the demographic and economic impacts of the 522dpa housing requirement due to the importance of the housing requirement in facilitating jobs growth in the District. This was accompanied by an SA Addendum² providing an updated assessment of the sustainability impacts of the 522dpa housing requirement in light of the latest data arising from the technical note. The SA addendum also concluded that the approach through the SA to the balance between housing and economic development has been appropriate and consistent with the statutory requirements, and this is still considered to be the case in light of the Main Modifications.

3.5 Policy SG5: Canal Quarter, Central Lancaster

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, the Council has re-shaped Policy SG5, which relates to this site. The new wording of the policy has been closely reviewed alongside the previous wording as well as the existing assessment findings for this policy in the SA. Overall, it is considered that the

¹ Available online at:

https://www.lancaster.gov.uk/assets/attach/4730/LCC7.1.3_Lancaster%20Local%20Plan%20SA%20Addendum.pdf.

² Arcadis, March 2019, Lancaster Local Plan Sustainability Appraisal Addendum, available online at:

<https://www.lancaster.gov.uk/planning/planning-policy/examination-stage>

modifications made to the policy do not alter the predictions and evaluations presented in the existing assessment of this policy. The modifications do offer a greater focus on ensuring the site is accessible via walking and cycling, although the previous wording also ensures that development here conforms with the Lancaster District Highways and Transport Masterplan which also places significant emphasis on active and public transport. It is, therefore, considered that updating or amending the assessment of Policy SG5 is unwarranted.

3.6 Policy SG7: East Lancaster Strategic Site

Policy SG7 is a strategic site in east Lancaster comprised of greenfield land surrounding Ridge Farm. It has been allocated for residential development. The number of dwellings the Council expect the strategic site to accommodate has increased from 900 to approximately 930 dwellings.

The extent of the SG7 allocation has been slightly extended to include the land at Cuckoo Farm and land to the west of the farm. The landscape designation has subsequently been scaled back towards the motorway to provide a narrow buffer.

The proposed increase in capacity would be likely to have the following impacts on the assessment of this site:

- The assessment against the Housing SA Objective identifies a major positive impact due to the provision of 900 homes, including homes for a range of needs (e.g. affordable). Impacts against economic SA Objectives were also predicted to be positive. These positive impacts would be of a slightly greater magnitude due to an additional 30 dwellings and a more defined provision of affordable housing; and
- Negative impacts against other SA Objectives were associated with the increase in the number of local residents (e.g. increased pressure on capacity of school or increase traffic in the AQMA), as well as the loss of greenfield land (e.g. reduced ecological connectivity). These negative impacts could be of a slightly greater magnitude due to the additional 30 dwellings and associated increase in greenfield uptake.

Whilst the Main Modifications of SG7 could increase the magnitude of some of the predicted and evaluated effects, this would be expected to be mitigated to some extent by the criteria in the policy (including the modified criteria) whilst the increase would be of a very minor degree that does not render the existing assessment of SG7 inaccurate or out of date and therefore no changes to the existing assessment of this policy are necessary.

3.7 Policy SG8: Infrastructure Requirement and Delivery for Growth in East Lancaster

Policy SG8 is designed to help ensure that the essential infrastructure required to enable strategic growth in East Lancaster is provided for. The key Main Modification to the policy that could alter the existing findings of the SA assessment of this policy is the deletion of the following sentence, as part of criteria III:

“Consideration should be given to the provision of healthcare facilities as part of this centre via discussions with the Morecambe Bay Clinical Commissioning Group.”

The SA assessment of Policy SG8 had identified a minor positive impact against the health objective, primarily on the basis that the policy could lead to new health care facilities being provided for. As this is now not going to be the case, the assessment of this policy has been updated in Table 3-4 accordingly.

Table 3-4: Updated assessment table for Policy SG8: Infrastructure Requirement and Delivery for Growth in East Lancaster [Note: only the assessment against SA Objective S3 has needed to be revisited and amended as a result of the Main Modifications to SG8.]

SA Objective	Score	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
S1 To reduce crime, disorder and fear of crime and reduce exposure to hazards	+/-	Short-, Medium- and Long-term Indirect Reversible Low / Medium	East Lancaster	Development on greenfield land could potentially increase opportunities for crime where there were none previously. However, the development of brownfield land could deter crime from occurring. Improvements to the infrastructure in the area could improve crime rates and reduce the fear of crime in local neighbourhoods.
S2 To ensure there is housing to meet all needs	0	n/a	n/a	There is no clear link between SG8 and this SA Objective.
S3 To improve physical and mental health for all and reduce health inequalities	+	Medium- and Long-term Indirect Reversible Low	East Lancaster	Access to open spaces would provide local people with good opportunities for outdoor recreation and exercise as well as access to semi-natural habitats.
S4 To encourage lifelong learning	++	Short-, Medium- and Long-term Indirect Reversible Medium	East Lancaster	Access to open spaces could increase the opportunities in the area for environmental education. The expansion of existing schools in East Lancaster and the potential to commission a new school would also contribute to increased levels of educational attainment in the area.
S5 To improve sustainable access to basic goods, services and amenities for all groups	++	Short-, Medium- and Long-term Indirect Reversible High	East Lancaster	The policy proposes a new local centre including local services and community facilities and proposes to strengthen sustainable transport provisions in the area allowing easier access into the centre of Lancaster also.
EC1 To encourage thriving local economies	+	Short-, Medium- and Long-term Indirect Reversible Medium	East Lancaster	The strengthening of the local infrastructure could potentially be a catalyst for the local economy especially following the installation of new services in the area which will also provide increased job opportunities.

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SA Objective	Score	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
EC2 To ensure key economic drivers are strong	O	n/a	n/a	There is no clear link between SG8 and this SA Objective.
EC3 To ensure the workforce meets local economic needs	O	n/a	n/a	There is no clear link between SG8 and this SA Objective.
EC4 To encourage economic inclusion	+	Short-, Medium- and Long-term Indirect Reversible Medium	East Lancaster	The proposed services in East Lancaster could provide limited employment opportunities in an area that is close to areas of high employment deprivation
EN1 To limit and adapt to climate change	++	Long-term Indirect Irreversible Low	East Lancaster	Policy proposes the strengthening of sustainable transport provisions in the area which may help reduce local emissions to air. Although development will result in a large area of greenfield land being lost. Open space has been included within the policy that also includes SuDS in order to prevent and reduce the current flood risk in the area.
EN2 To protect and enhance the quality of water features and resources	O	n/a	n/a	There is no clear link between SG8 and this SA Objective.
EN3 To protect and enhance biodiversity	O	n/a	n/a	There is no clear link between SG8 and this SA Objective.
EN4 To protect and enhance landscape and townscape character and quality	+/-	Short-, Medium- and Long-term Indirect Reversible Medium	East Lancaster	A large amount of greenfield land would be lost to make way for the development of East Lancaster therefore resulting in potentially adverse effects on the local landscape. However, provisions have been made for areas of open space potentially reducing these adverse effects.
EN5 To ensure the sustainable use of natural resources	-	Short-, Medium- and Long-term Indirect Reversible Medium	East Lancaster	All development is likely to increase the use of natural resources. The use of reused and recycled construction materials should be strongly considered. Development in this area would also result in a large amount of greenfield land being lost to accommodate the proposed schemes.

SA Objective	Score	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
EN6 To increase energy efficiency and require the use of renewable energy sources	O	n/a	n/a	There is no clear link between SG8 and this SA Objective.
EN7 To protect and enhance the historic environment and heritage assets	-	Short-, Medium- and Long-term Indirect Reversible Medium	East Lancaster	Site at Cuckoo/Ridge Farm is adjacent to a Conservation Area and a registered park and garden which could result in significant adverse effect on these designated areas given the large scale of the site
EN8 To protect and improve air quality	+/-	Short-, Medium- and Long-term Indirect Reversible Medium	East Lancaster	Whilst the strengthening of sustainable transport particularly through the bus rapid transfer scheme may go some way to reducing local emissions to air the large scale of the cumulative development in the area would likely result in an increase in local emissions to air through the increased use of the private car.
EN9 To minimise waste, increase re-use and recycling	-	Short-, Medium- and Long-term Indirect Reversible Medium	East Lancaster	All development in the area would increase waste production. Recycling should be strongly promoted through the settlement.

3.8 Policy SG9: North Lancaster Strategic Site

SG9 is a strategic site at Hammerton Hall / Beaumont Hall in North Lancaster allocated for residential-led development. The size of the allocation has been reduced from 75.4ha to 66.84ha. The policy includes various requirements for development proposals at the site. Of importance for the SA are three new criteria following the Main Modifications:

- *“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”;*
- *“The site shall, subject to detailed technical design, include an internal road layout to provide for an unfettered vehicle and pedestrian / cycle access (to an adoptable standard) from Slyne Road (A6) to Hammerton Hall Lane”;*
- *“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”.*

These Main Modifications would be unlikely to discernibly impact the SA assessment results for SG9. Assessments carried out in SA operate at a high and strategic level and it is considered that the degree of alteration to the policy would not be discernible at the scale the assessments operate at, even though they could help to ensure that negative impacts on biodiversity and heritage are avoided or minimised to some extent. It should also be noted that the assessment currently predicts a positive impact.

3.9 Policy SG10: Infrastructure Requirement & Delivery for Growth in North Lancaster

SG10 is designed to help ensure that the essential infrastructure for facilitating strategic growth in North Lancaster is provided for. Of significance for the SA is the Main Modification that deletes the following sentence from the policy:

“Consideration should be given to the provision of healthcare facilities as part of this centre via discussions with the Morecambe Bay Clinical Commissioning Group;”

As with Policy SG8, the assessment of Policy SG10 against the health SA Objective identified a likely positive impact as a result of the potential of a new health care facility. As this has since been removed, the assessment of Policy SG10 has been updated in Table 3-5.

Table 3-5: Updated assessment table for Policy SG10: Infrastructure Requirement and Delivery for Growth in North Lancaster [**Note:** only the assessment against SA Objective S3 has needed to be revisited and amended as a result of the Main Modifications to SG10.]

SA Objective	Score	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
S1 To reduce crime, disorder and fear of crime and reduce exposure to hazards	+/-	Short-, Medium- and Long-term Indirect Reversible Low / Medium	East Lancaster	Development on greenfield land could potentially increase opportunities for crime where there were none previously. However, the development of brownfield land could deter crime from occurring. Improvements to the infrastructure in the area could improve crime rates and reduce the fear of crime in local neighbourhoods.
S2 To ensure there is housing to meet all needs	0	n/a	n/a	There is no clear link between SG10 and this SA Objective.
S3 To improve physical and mental health for all and reduce health inequalities	+	Medium- and Long-term Indirect Reversible Low	East Lancaster	Access to open spaces would provide local people with good opportunities for outdoor recreation and exercise as well as access to semi-natural habitats.
S4 To encourage lifelong learning	++	Short-, Medium- and Long-term Indirect	East Lancaster	Access to open spaces could increase the opportunities in the area for environmental education. The expansion of existing schools in North Lancaster and the potential to commission a new school would also contribute to increased levels of educational attainment in the area.

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SA Objective	Score	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
		Reversible Medium		
S5 To improve sustainable access to basic goods, services and amenities for all groups	++	Short-, Medium- and Long-term Indirect Reversible High	East Lancaster	The policy proposes a new local centre including local services and community facilities and proposes to strengthen sustainable transport provisions in the area allowing easier access into the centre of Lancaster also.
EC1 To encourage thriving local economies	+	Short-, Medium- and Long-term Indirect Reversible Medium	East Lancaster	The strengthening of the local infrastructure could potentially be a catalyst for the local economy especially following the installation of new services in the area which will also provide increased job opportunities.
EC2 To ensure key economic drivers are strong	O	n/a	n/a	There is no clear link between SG10 and this SA Objective.
EC3 To ensure the workforce meets local economic needs	O	n/a	n/a	There is no clear link between SG10 and this SA Objective.
EC4 To encourage economic inclusion	+	Short-, Medium- and Long-term Indirect Reversible Medium	East Lancaster	The proposed services in North Lancaster could provide limited employment opportunities in an area that is close to areas of high employment deprivation
EN1 To limit and adapt to climate change	++	Long-term Indirect Irreversible Low	East Lancaster	Policy proposes the strengthening of sustainable transport provisions in the area which may help reduce local emissions to air. Although development will result in a large area of greenfield land being lost. Open space has been included within the policy that also includes SuDS in order to prevent and reduce the current flood risk in the area.
EN2 To protect and enhance the quality of water features and resources	O	n/a	n/a	There is no clear link between SG10 and this SA Objective.

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SA Objective	Score	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
EN3 To protect and enhance biodiversity	O	n/a	n/a	There is no clear link between SG10 and this SA Objective.
EN4 To protect and enhance landscape and townscape character and quality	+/-	Short-, Medium- and Long-term Indirect Reversible Medium	East Lancaster	A large amount of greenfield land would be lost to make way for the development of East Lancaster therefore resulting in potentially adverse effects on the local landscape. However, provisions have been made for areas of open space potentially reducing these adverse effects and the introduction of the M6 Link Road (Bay Gateway) has already significantly altered the landscape here.
EN5 To ensure the sustainable use of natural resources	-	Short-, Medium- and Long-term Indirect Reversible Medium	East Lancaster	All development is likely to increase the use of natural resources. The use of reused and recycled construction materials should be strongly considered. Development in this area would also result in a large amount of greenfield land being lost to accommodate the proposed schemes.
EN6 To increase energy efficiency and require the use of renewable energy sources	O	n/a	n/a	There is no clear link between SG10 and this SA Objective.
EN7 To protect and enhance the historic environment and heritage assets	O	n/a	n/a	There is no clear link between SG10 and this SA Objective.
EN8 To protect and improve air quality	+/-	Short-, Medium- and Long-term Indirect Reversible Medium	East Lancaster	Whilst the strengthening of sustainable transport particularly through the bus rapid transfer scheme may go some way to reducing local emissions to air the large scale of the cumulative development in the area would likely result in an increase in local emissions to air through the increased use of the private car.
EN9 To minimise waste, increase re-use and recycling	-	Short-, Medium- and Long-term Indirect Reversible Medium	East Lancaster	All development in the area would increase waste production. Recycling should be strongly promoted through the settlement.

3.10 Policy SG12 and Policy SG13

Policy SG12: Land South of Windermere Road, South Carnforth and Policy SG13: Infrastructure Requirement & Delivery for Growth in South Carnforth have been deleted. The assessments of these policies in the published SA Report should therefore no longer be seen as assessments of proposed policies in the Plan Part 1.

3.11 Policy SG15: Heysham Gateway, South Heysham and Policy EC2: Future Employment Growth

Policy SG15 seeks to deliver a regenerated area that capitalises on investment to provide high quality development, enhanced infrastructure and a unique environment. The Council has proposed Main Modifications that would be likely to help avoid or minimise potential negative impacts on biodiversity. The following criteria have been included within the Policy:

- *“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;”*
- *“Future proposals in relation to National Grid Sub-Station land (SG13.1) will need to demonstrate that no designated site would be adversely affected by development either alone or in combination with other proposals, as per the requirements of EN7 of this DPD. In the view of the potential for significant likely effects as a result of this allocation the requirements of Appendix D of this DPD must be delivered as part of any future proposal”*

Policy EC2 establishes the future B1, B2 and B8 employment land needs for the District. The policy has been modified to indicate that the Council anticipates that 59.6ha of such land, rather than the previously identified 46.2ha of employment land, is needed over the Plan period. The increase of 13.3ha of employment land that this Main Modification proposes would be achieved through a new employment site allocation, EC2.1 Middleton Road Employment Area, to be included within the Heysham Gateway strategic area (Policy SG15). This new allocation would create further opportunities for economic growth in this strategically important location. The SA assessment of SG15 already factors in the 15ha employment allocation made for the expansion of existing employment areas at Lancaster West Business Park, Major Industrial Estate and Heysham Industrial Estate.

The SA assessment for SG15 has been updated in light of Main Modifications to development criteria and to factor in the new employment allocation in Table 3-6.

Table 3-6: Updated assessment table for Policy SG15: Heysham Gateway, South Heysham, incorporating the new 2ha employment site allocation EC2.1 Middleton Road Employment Area

SA Objective	Score	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
S1 To reduce crime, disorder and fear of crime and reduce exposure to hazards	O	n/a	n/a	There is no clear link between these policies and this SA Objective.

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SA Objective	Score	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
S2 To ensure there is housing to meet all needs	O	n/a	n/a	There is no clear link between these policies and this SA Objective.
S3 To improve physical and mental health for all and reduce health inequalities	O	n/a	n/a	There is no clear link between these policies and this SA Objective.
S4 To encourage lifelong learning	O	n/a	n/a	There is no clear link between these policies and this SA Objective.
S5 To improve sustainable access to basic goods, services and amenities for all groups	O	n/a	n/a	There is no clear link between these policies and this SA Objective.
EC1 To encourage thriving local economies	++	Short-, Medium- and Long-term Indirect Reversible Medium	Heysham	The policy is centred around encouraging economic growth and identifying land for business start-ups and growth particularly around the port. By encouraging economic growth in the area job opportunities and diversity of these opportunities will likely increase and the potential for inward investment may also increase – especially within the offshore wind sector
EC2 To ensure key economic drivers are strong	++	Short-, Medium- and Long-term Indirect Reversible Medium	Heysham	The total of 28.3 ha of employment land within the gateway area would be expected to help diversify and increase the number of local employment opportunities. New businesses here would encourage economic growth and inward investment.
EC3 To ensure the workforce meets local economic needs	+	Short-, Medium- and Long-term Indirect Reversible Medium	Heysham	The employment land allocations within the Heysham Gateway area could help to enhance the local knowledge economy.

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SA Objective	Score	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
EC4 To encourage economic inclusion	++	Short-, Medium- and Long-term Indirect Reversible Medium	Heysham	The creation of jobs may help to reduce unemployment rates in areas of relatively high employment deprivation such as Heysham, Lancaster and Morecambe.
EN1 To limit and adapt to climate change	+	Long-term Indirect Irreversible Low	Heysham	Policy includes district heating systems helping to increase energy efficiency of the developments and policy SG15 mentions that the Council will support the port becoming a base for energy projects – particularly offshore renewable energy projects.
EN2 To protect and enhance the quality of water features and resources	++	Short-, Medium- and Long-term Indirect Reversible Medium	Heysham	SG15 references the remediation of contaminated land and water courses in the area and also states it will have to address current drainage issues in the area via a drainage strategy for the wider Gateway area resulting in a beneficial effect on these receptors
EN3 To protect and enhance biodiversity	+	Short-, Medium- and Long-term Indirect Reversible Medium	Heysham	Development is in a very sensitive area with a high ecological value however policies do acknowledge this through the protection of European and other designated areas, in particular the Middleton Woods local nature reserve. The policy refers to the need for proposals to demonstrate how the SSSI and Biological Heritage Sites would be protected and enhanced and how any residual impacts can be off set via habitat creation and enhancement. The Council would 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. Future proposals in relation to National Grid Sub-Station land would need to demonstrate that no designated site would be adversely affected. Overall, the policy would be likely to have positive effects on biodiversity but some minor negative effects, such as on ecological connectivity, can not yet be entirely ruled out.
EN4 To protect and enhance landscape and townscape character and quality	+/-	Short-, Medium- and Long-term Indirect Reversible Medium	Heysham	SG15 may have a positive impact on the local landscape through the regeneration of the port area however expanding the port may result in some loss of greenfield land. SG16 would result in some greenfield land being lost to development therefore having an adverse effect on the local landscape however some brownfield land is also included in the development which may result in positive effects.
EN5 To ensure the sustainable use of natural resources	-	Short-, Medium- and Long-term Indirect	East Lancaster	All development is likely to increase the use of natural resources. The use of reused and recycled construction materials should be strongly considered. Development in this area would also result in a large amount of greenfield land being lost to accommodate the proposed schemes.

SA Objective	Score	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
		Reversible Medium		
EN6 To increase energy efficiency and require the use of renewable energy sources	O	n/a	n/a	Policy includes district heating systems helping to increase energy efficiency of the developments and policy SG15 mentions that the Council will support the port becoming a base for energy projects – particularly offshore renewable energy projects
EN7 To protect and enhance the historic environment and heritage assets	O	n/a	n/a	There is no clear link between these policies and this SA Objective.
EN8 To protect and improve air quality	O	n/a	n/a	There is no clear link between these policies and this SA Objective.
EN9 To minimise waste, increase re-use and recycling	-	Short-, Medium- and Long-term Indirect Reversible Medium	Heysham	Policy would result in a net increase in waste production. Recycling should be strongly promoted in the area to reduce the amount of waste sent to landfill.

3.12 Housing allocations

Whilst a range of strategic growth areas have been identified in South Lancaster, East Lancaster and North Lancaster, smaller-scale sites that would contribute to towards meeting development needs in the District have been identified in the Housing policies.

The Main Modifications have resulted in changes to these smaller-scale allocations, with some being deleted, some new sites identified, and the size or capacity of other sites being revised. Table 3-7 sets out the Main Modifications to the smaller-scale residential sites and how these influence the existing SA assessments.

Table 3-7: Main Modifications to smaller-scale housing allocations and the impacts of these on the SA

Publication allocation name and ref	Modified allocation name and ref	Modification(s)	Impact on published SA
SG1, Bailrigg Garden Village	SG1, Lancaster South Broad Location for Growth	None	No changes to assessment needed.
SG7, Ridge Farm/Cuckoo Farm, East Lancaster	SG7, East Lancaster Strategic Site	Capacity has increased from 900 to 930 dwellings	Potential impacts on assessment, see below.
SG11, Lundsfield Quarry, South Carnforth	SG11, Lundsfield Quarry, South Carnforth	Capacity has increased from 200 to 250 dwellings	Potential impacts on assessment, see below.
SG12, South of Windermere Road, South Carnforth	SG12, South of Windermere Road, South Carnforth	Allocation has been deleted.	Assessment of this site no longer needed.
H1.1, Moor Park, Quernmore Road	n/a	Allocation has been deleted.	Assessment of this site no longer needed.
H1.2 New Quay Road, Lancaster	H1.1 New Quay Road Lancaster	None	No changes to assessment needed.
H1.3 Luneside East, Lancaster	H1.2 Luneside East, Lancaster	None	No changes to assessment needed.
H1.4, Broadway Hotel, Morecambe	n/a	Allocation has been deleted.	Assessment of this site no longer needed.
H1.5, Land West of 112 White Lund Road, Oxcliffe Road	n/a	Allocation has been deleted.	Assessment of this site no longer needed.
H1.6, Grove Street Depot, Morecambe	n/a	Allocation has been deleted.	Assessment of this site no longer needed.
H1.7, Land West of Middleton Road, Heysham	H1.4, Land West of Middleton Road, Heysham	Capacity has increased from 60 to 75 dwellings	Modifications of this site do not alter the existing assessment as the extent of increase is small.
H2.5, Briar Lea Road, Nether Kellet	n/a	Allocation has been deleted.	Assessment of this site no longer needed.
H2.6, Land North of Old Hall Farm, Over Kellet	H2.5, Land North of Old Hall Farm, Over Kellet	None	No changes to assessment needed.

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Publication allocation name and ref	Modified allocation name and ref	Modification(s)	Impact on published SA
H2.7, Monkswell Avenue, Bolton Le Sands	n/a	Allocation has been deleted.	Assessment of this site no longer needed.
H2.8, Halton Mills, Halton	H2.6, Halton Mills, Halton	None	No changes to assessment needed.
H2.9, Land South of Low Road, Halton	H2.7, Land South of Low Road, Halton	None	No changes to assessment needed.
H2.10, Land Between Load Road and Forge Lane, Halton	H2.8, Land Between Load Road and Forge Lane, Halton	Capacity has reduced from 90 to 76.	Modifications of this site do not alter the existing assessment as the extent of decrease is relatively small.
H2.11, Land to the Rear of Pointer Grove and Adjacent to High Road, Halton	H2.9, Land to the Rear of Pointer Grove and Adjacent to High Road, Halton	None	No changes to assessment needed.
H2.12, Land South of Marsh Lane, Cockerham	H2.10, Land South of Marsh Lane, Cockerham	None	No changes to assessment needed.
H3.1, Former Ridge Lea Hospital, East Lancaster	H3.1, Land at Former Ridge Lea Hospital, East Lancaster	Capacity has increased from 70 to 75 dwellings and new development criteria	Modifications of this site do not alter the existing assessment as the extent of increase is small.
H3.1, Former Ridge Lea Hospital, East Lancaster	H3.2, Land at Stone Row Head, East Lancaster	Part of old site with new capacity of 10 dwellings.	Requires new SA assessment. See below.
H3.2, University of Cumbria	H3.3, Land at University of Cumbria	New development criteria	Modifications of this site do not alter the existing assessment.
H4, Grab Lane, East Lancaster	H4, Land at Grab Lane, East Lancaster	Capacity has increased from 195 to 207 dwellings and new development criteria	Modifications of this site do not alter the existing assessment as the extent of increase is small.
H5, Leisure Park / Auction Mart, Wyresdale Road	H5, Land at Leisure Park / Auction Mart, Wyresdale Road	Capacity has increased from 200 to 242 dwellings and new development criteria	Potential impacts on assessment, see below.
H6, Royal Albert Fields, Ashton Road	H6, Land at Royal Albert Fields, Ashton Road	Capacity has increased from 75 to 137 dwellings and new development criteria	Potential impacts on assessment, see below.
DOS1, Land at Bulk Road & Lawson's	DOS1, Land at Bulk Road & Lawson's Quay, Central Lancaster	Modifications to development criteria	Modifications of this site do not alter the existing assessment.

Publication allocation name and ref	Modified allocation name and ref	Modification(s)	Impact on published SA
Quay, Central Lancaster			
DOS2, Land at Moor Lane Mills, Central Lancaster	n/a	Allocation has been deleted.	Assessment of this site no longer needed.
DOS3, Luneside East, Lancaster	H1.2 Luneside East, Lancaster	None	No changes to assessment needed.
DOS4, Lune Industrial Estate, New Quay Road	DOS2, Lune Industrial Estate, New Quay Road	New development criteria.	Modifications of this site do not alter the existing assessment.
Policy DOS5: Land at Willow Lane, Lancaster	Policy DOS3: Land at Willow Lane, Lancaster	Modification to development criteria.	Modifications of this site do not alter the existing assessment.
Policy DOS6: Galgate Mill, Galgate	Policy DOS4: Galgate Mill, Galgate	Modification to development criteria.	Modifications of this site do not alter the existing assessment.
DOS7, Middleton Towers, Carr Lane, Middleton	DOS5, Middleton Towers, Carr Lane, Middleton	Modification to development criteria.	Modifications of this site do not alter the existing assessment.
Policy DOS8: Morecambe Festival Market and Surrounding Area	Policy DOS8: Morecambe Festival Market and Surrounding Area	Modification to development criteria.	Modifications of this site do not alter the existing assessment.
Policy DOS9: Land at Former TDG Depot, Warton Road, Carnforth	Policy DOS7: Land at Former TDG Depot, Warton Road, Carnforth	Modification to development criteria.	Modifications of this site do not alter the existing assessment.
Policy DOS10: Former Thomas Graveson Site, Warton Road, Carnforth	Policy DOS8: Former Thomas Graveson Site, Warton Road, Carnforth	Modification to development criteria.	Modifications of this site do not alter the existing assessment.

Table 3-6 highlighted that the modifications made to Policies SG7, SG11, H5 and H6 require closer consideration to determine if they could potentially alter the assessment findings of these policies in the SA Report. This is primarily due to the anticipated increase in capacity at each site, because an increase in capacity could potentially result in a minor increase in the magnitude or probability of some of the predicted negative impacts on the natural environment. For example, a larger capacity for dwellings would be likely to

lead to a greater number of residents living at these locations than was previously expected. The greater number of residents at each site could subsequently lead to a greater increase in local traffic and congestion, or a greater increase in the consumption of natural resources at these location in Lancaster, than previously predicted. At the same time, the increases in the capacity of these sites could lead to the proposed development at each location providing slightly greater economic and societal benefits than previously predicted, such as due to the sites making a greater contribution towards satisfying Lancaster’s housing need.

Following a close review of the proposed modifications to SG7, SG11, H5 and H6, and the existing assessments of these policies in the SA, it is considered that the existing assessments and the predicted and evaluated effects remain accurate and up to date and no changes to the assessments of these policies is required.

The Publication Plan included the 4.85ha allocation H3.1 Ridge Lea Hospital. This allocation has now been split into two sites, allocated in the modified Plan as the 3.23ha H3.1 Land at Former Ridge Lea Hospital for 75 dwellings and the 1.61ha H3.2 Land at Stone Row Head, East Lancaster for 10 dwellings.

This Main Modification does not require a reassessment of site H3.1 Land at Former Ridge Lea Hospital, but the new site of H3.2 Land at Stone Row Head requires an SA assessment, which is provided in Table 3-8.

Table 3-8: Site assessment table for H3.2 Land at Stone Row Head

SA Objective		Score	Supporting Information	Residual	Timing	Uncertainty
S1	Crime	++	Site is currently brownfield and in an area of high crime (IMD <20% most deprived for 'crime') - re-development may discourage crime or anti-social behaviour.	++	M-LT	L
S2	Housing	+	Site provides 10 new homes.	+	M-LT	M
S3	Health	++	Site is within 1 km of a GP surgery. Site is located within 500 m of a play area or sports facility. Site is within 500 m of a local or key service centre. Site is within 500 m of a place of worship, town or village hall. Site is within 1km of a cultural or leisure facility, such as a theatre, sport / recreation centre, museum, etc.	++	S-T	M
S4	Education	++	Site is located within 1 km of a secondary school. Site is located within 2km of a further educational facility. Site is located within 1 km of a primary school.	++	S-MT	L
S5	Access	++	Site is within 500 m of a bus service / stop or railway station. Site is within 500 m of a local or key service centre. Site would have adequate highways access or is easily provided. Site is within 500 m of an existing area of open space, and there are no known capacity issues. Site has potential to increase levels of walking or cycling due to its close proximity to a service centre, employment area or sustainable transport opportunity. Site is within 1km of a cultural or leisure facility, such as a theatre, sport / recreation centre, museum, etc.	++	S-LT	M
EC 1	Local Economy	O	Site has no discernible effect on employment diversification. Site is unlikely to have a discernible effect on the variety of employment opportunity. Site is unlikely to have a discernible effect on diversification of the rural economy.	O	n/a	M

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SA Objective		Score	Supporting Information	Residual	Timing	Uncertainty
EC 2	Economic Drivers	++	Site is a housing site within 500 m of an existing retail or service centre.	++	S-LT	M
EC 3	Workforce	++	Site is located within 1 km of key employment area. Site is located within 5 km of an existing further educational facility.	++	S-LT	M
EC 4	Economic Inclusion	○	Site has no discernible effect on economic inclusion.	○	n/a	H
EN 1	Climate Change	○	The potential for energy efficiency or renewable energy sources is unknown at this stage. Site is within EA Flood Zone 1 - low risk. The extent of green infrastructure proposed is unknown at this stage - brownfield site.	○	n/a	H
EN 2	Water	○	No water bodies within 100 m of the site, and no other known impacts on water quality issues. Site is not within a groundwater Source Protection Zone.	○	n/a	L
EN 3	Biodiversity	-	Site could potentially affect priority or protected species as it contains existing structures (e.g. bats). Site could potentially affect priority or protected species, as it contains woodland (not including ancient woodland).	○	n/a	M
EN 4	Landscape/Townscape	+	Site would result in the redevelopment of a derelict brownfield site with opportunities to improve local character. Site would result in the redevelopment of a derelict urban brownfield site with opportunities to improve local character.	+	S-LT	M
EN 5	Resource Use	-	Site is likely to increase the demand for raw materials. Without mitigating policy, site will increase the demand for water resources	○	n/a	L
EN 6	Energy	○	The potential for energy efficiency or renewable energy sources is unknown at this stage.	○	n/a	H
EN 7	Heritage	+	Site is within 300 m of a Listed Building (all grades). Site is within 300 m of a Conservation Area. Site is within 300 m of a Registered Park / Garden However, there is a clear commitment to improve the historic character of the site, such as replacement of unsympathetic buildings.	+	S-LT	H
EN 8	Air Quality	○	Site has limited potential to contribute to addressing air quality issues and is unlikely to noticeably increase emissions to air.	○	n/a	M
EN 9	Waste	-	Site is likely to increase the amount of waste sent to landfill.	-	S-LT	M

4 Conclusion

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

Each of the Main Modifications has been carefully reviewed in this SA Addendum to determine the extent to which they could alter the predictions and evaluations of effects of the Plan in the SA Report. The initial screening of these Modifications identified several policies that would require revisiting in the SA to ensure that the assessments of these policies remain valid and accurate.

The Main Modifications include a new Strategic Objective for the Plan related to improving air quality, which was checked and found to be highly compatible with a range of SA Objectives.

Policies SP5 and SP6 have undergone amendments that were the focus of the March 2019 SA Addendum and do not require further consideration here. Policies SG5, SG7 and SG9 have undergone Main Modifications that do not alter the existing assessment findings or results and so no updated assessment of these policies has been provided in this Addendum. Policies SG12 and SG13 have been deleted from the Plan and so the assessments of these policies in the SA Report should be discounted.

The only policies that have undergone Main Modifications for which it was considered necessary to revisit and update the SA assessments for were Policies SG8, SG10 and SG15. The updated assessments for these policies did not identify any significant negative effects.

Table 3-6 in this Addendum summarises the Main Modifications made to smaller housing allocations, which are allocated under a range of policies, including one new residential allocation. This Addendum has identified if and how the existing assessments of these smaller allocations alter as a result of the Main Modifications. An assessment of the new housing allocation 'Land at Stone Row Head' is also provided, for which mostly positive effects and no significant negative effects were identified.

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