
Report to Lancaster City Council

by Richard McCoy BSc MSc DipTP MRTPI IHBC

an Inspector appointed by the Secretary of State

Date: 12 June 2020

Planning and Compulsory Purchase Act 2004

(as amended)

Section 20

Report on the Examination of the Lancaster Local Plan Part One: Strategic Policies and Land Allocations Development Plan Document and Part Two: Review of the Development Management Development Plan Document

The Plan was submitted for examination on 15 May 2018

The examination hearings were held between 9 April 2019 and 21 May 2019

File Ref: PINS/A2335/429/8 & PINS/A2335/429/9

Abbreviations used in this report

| | |
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| AA | Appropriate Assessment |
| AONB | Area of Outstanding Natural Beauty |
| DtC | Duty to Co-operate |
| DHCLG | Department for Housing, Communities and Local Government |
| DPD | Development Plan Document |
| HRA | Habitats Regulations Assessment |
| LIHS | Lancaster Independent Housing Study |
| LDS | Local Development Scheme |
| LP | Local Plan |
| LPA | Local Planning Authority |
| MHCLG | Ministry of Housing, Communities and Local Government |
| MM | Main Modification |
| NPPF | National Planning Policy Framework |
| OAN | Objectively assessed need |
| PPG | Planning Practice Guidance |
| PPTS | Planning Policy for Traveller Sites |
| SA | Sustainability Appraisal |
| SCI | Statement of Community Involvement |
| SHELAA | Strategic Housing and Employment Land Availability Assessment |
| SHMA | Strategic Housing Market Assessment |

Non-Technical Summary

This report concludes that the Lancaster Local Plan, Part One: Strategic Policies and Land Allocations Development Plan Document (DPD) and Part Two: Review of the Development Management Development Plan Document (the Plan) provides an appropriate basis for the planning of the District, provided that a number of main modifications [MMs] are made to it. Lancaster City Council has specifically requested that I recommend any MMs necessary to enable the Plan to be adopted.

The MMs all concern matters that were discussed at the examination hearings. Following the hearings, the Council prepared schedules of the proposed modifications and carried out sustainability appraisal of them. The MMs were subject to public consultation over an eight-week period. In some cases, I have amended their detailed wording and/or added consequential modifications where necessary. I have recommended their inclusion in the Plan after considering all the representations made in response to consultation on them.

The purposes of the recommended MMs are summarised below. However, the list is not intended to be an exhaustive summary of all the modifications.

Strategic Policies and Land Allocations DPD

- Deleting the housing allocation in South Carnforth under SG12
- Allocating 59.5 hectares of employment land, including 2 hectares within the North Lancaster Strategic Site
- Amending Policy SP6 to deliver 10,440 dwellings over the period 2011-2031 using a stepped delivery approach to incrementally increase from 400 to 695 dwellings per annum
- Exploring in detail, the range of principles for planning and development in South Lancaster, including the Bailrigg Garden Village and the growth within the Lancaster University Campus, in the forthcoming Lancaster South Area Action Plan DPD
- Bringing forward development in the Canal Quarter, 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 and ensure that the regeneration of the Canal Quarter can be implemented in a phased approach, providing flexibility and adaptability in how development can evolve in this area
- Preparing of a masterplan for East Lancaster under Policy SG7 to provide 930 dwellings
- Preparation of a masterplan for North Lancaster to address a residential led development of 700 dwellings and 2 hectares of B1 employment land
- Amending Policy SG15 to safeguard biodiversity at the Heysham Gateway Area
- Amending the table within Policy H1 to reflect deliverable housing allocation numbers
- Deleting Policy DOS2 to reflect current land ownership in the Canal Quarter
- Deleting Policy DOS3 as site development is well underway
- Removing Freemans Wood from Policy SC2
- Creating Policy LPRM1 to establish a Local Plan Review Mechanism and appropriate monitoring of delivery of sites

Development Management DPD

- Amending housing policies in line with national policy on affordable housing thresholds, future Homes Standard and Nationally Described Space Standards
- Amending Policy DM10 to ensure consistency with national policy on rural workers accommodation
- Amending retail policies to ensure consistency with national policy and guidance
- Revising policy on flood risk management and sustainable drainage to accord with national policy
- Revising policy in respect of conserving and enhancing the natural environment to accord with national policy
- Amending Policy DM31 to set out a clear policy on air pollution in conjunction with Lancashire County Council
- Revising historic environment policies to ensure consistency with national policy
- Amending Policy DM50 to ensure consistency with national policy on the Green Belt
- Amending Policy DM53 to ensure consistency with national policy on renewable and low carbon energy generation

Introduction

1. This report contains my assessment of the Lancaster Local Plan Part One: Strategic Policies and Land Allocations DPD and Part Two: Review of the Development Management DPD (the Plan) in terms of Section 20(5) of the Planning & Compulsory Purchase Act 2004 (as amended). It considers first whether the Plan's preparation has complied with the duty to co-operate. It then considers whether the Plan is sound and whether it is compliant with the legal requirements. The National Planning Policy Framework 2012 (paragraph 182) makes it clear that in order to be sound, a Local Plan should be positively prepared, justified, effective and consistent with national policy.
2. The revised National Planning Policy Framework (NPPF) was published in July 2018 and further revised in February 2019. It includes a transitional arrangement in paragraph 214 which indicates that, for the purpose of examining this Plan, the policies in the 2012 NPPF will apply. Similarly, where the Planning Practice Guidance (PPG) has been updated to reflect the revised NPPF, the previous versions of the PPG apply for the purposes of this examination under the transitional arrangement. Therefore, unless stated otherwise, references in this report are to the 2012 NPPF and the versions of the PPG which were extant prior to the publication of the 2018 NPPF.
3. The Plan is set out in two separate documents which form part of a suite of documents that will make up the District's Local Plan and guide how the future development needs of the District are met. The Strategic Policies and Land Allocations DPD, sets out a spatial strategy, establishing the strategic development needs, describing how those needs will be distributed. A series of land allocations are set out to identify where development needs will be met and where areas of specific economic, environmental and social importance will be protected.
4. The Development Management DPD, sets out the planning policies that will be used to determine planning applications in the District. Together, these documents contribute to the aim of promoting opportunities for housing and economic growth and delivery of infrastructure necessary to achieve sustainable development. In the interests of brevity, throughout this report, references to 'the Plan' are to both documents unless indicated otherwise.
5. The starting point for the examination is the assumption that the local planning authority has submitted what it considers to be a sound plan. The Lancaster Local Plan Part One: Strategic Policies and Land Allocations DPD and Part Two: Review of the Development Management DPD, submitted in May 2018, are the basis for my examination.

Main Modifications

6. In accordance with section 20(7C) of the 2004 Act, the Council requested that I should recommend any main modifications (MMs) necessary to rectify matters that make the Plan unsound and thus incapable of being adopted. My report explains why the recommended MMs, all of which relate to matters that were discussed at the examination hearings, are necessary. The MMs are referenced in bold in the report in the form **MM1**, **MM2** etc, and are set out in full in the Appendix. For the purposes of clarity, the MMs relating to the

Strategic Policies DPD are prefixed **SP** and the Development Management DPD MMs have the prefix **DM**.

7. Following the examination hearings, the Council prepared a schedule of proposed MMs. A sustainability appraisal of the MMs was carried out by ARCADIS dated August 2019. The MM schedule was subject to public consultation for eight weeks. I have taken account of the consultation responses in coming to my conclusions in this report and in this light I have made some amendments to the detailed wording of the main modifications and added consequential modifications where these are necessary for consistency or clarity. None of the amendments significantly alters the content of the modifications as published for consultation or undermines the participatory processes and sustainability appraisal that has been undertaken. Where necessary I have highlighted these amendments in the report.
8. The Council has published 'additional modifications' alongside the MMs which are modifications that do not materially affect the policies in the Plan. The Council is accountable for these changes and they do not fall within the scope of the examination.

Policies Map

9. The Council must maintain an adopted policies map which illustrates geographically the application of the policies in the adopted development plan. When submitting a local plan for examination, the Council is required to provide a submission policies map showing the changes to the adopted policies map that would result from the proposals in the submitted local plan. In this case, the submission policies map comprises the set of plans identified as, Strategic Policies and Land Allocations Policies Map District Wide and Inset Maps 1 (Lancaster, Morecambe and Heysham, 2 (Lancaster City Centre), 3 (Carnforth), 4 (Morecambe Area Action Plan) and 5 (Junction 33), as set out in the Plan.
10. The policies map is not defined in statute as a development plan document and so I do not have the power to recommend main modifications to it. However, a number of the published MMs to the Plan's policies require further corresponding changes to be made to the policies map. In addition, there are some instances where the geographic illustration of policies on the submission policies map is not justified and changes to the policies map are needed to ensure that the relevant policies are effective.
11. These further changes to the policies map were published for consultation alongside the MMs in the Schedule of Policies Map Proposed Main Modifications (Consultation Version) (Aug 2019).
12. When the Plan is adopted, in order to comply with the legislation and give effect to the Plan's policies, the Council will need to update the adopted policies map to include all the changes proposed in the Schedule of Policies Map Proposed Main Modifications (Consultation Version) (Aug 2019) published alongside the MMs incorporating any necessary amendments consequential to the MMs recommended in this report.

Assessment of Duty to Co-operate

13. Section 20(5)(c) of the 2004 Act requires that I consider whether the Council complied with any duty imposed on it by section 33A in respect of the Plan's preparation.
14. The Council has prepared a DtC Statement of Compliance (May 2018) which provides evidence on how it has engaged with other bodies in the preparation of the Plan. The Plan's 5 overarching objectives of delivering a thriving local economy, providing a sufficient supply of housing, protecting and enhancing the District's natural and historic environments, and providing necessary infrastructure and delivering a sustainable transport network have implications throughout the sub-region. This necessitated the Council to work collaboratively with neighbouring authorities and other organisations, such as utility providers, on strategic matters involving sustainable development or use of land with significant impact across administrative boundaries such as the Morecambe Bay, Arnside & Silverdale Area of Outstanding Natural Beauty (AONB) and Forest of Bowland AONB which are shared with other local planning authorities.
15. The Council worked jointly with neighbouring authorities and statutory partners by way of consultation and engagement in the preparation of the Plan, specific joint projects and in undertaking formal consultation through the plan making process.
16. Copies of the correspondence from neighbouring authorities and other organisations has been provided in the Statement of Compliance confirming that they consider the Council to have met the duty imposed by Section 33A and that there are no outstanding issues.
17. It is clear that the Council has sought to engage constructively with the bodies prescribed through Section 33A at appropriate stages in the Plan making process, as well as with other partner organisations. I am satisfied that where necessary the Council has engaged constructively, actively and on an on-going basis in the preparation of the Plan and that the DtC has therefore been met.

Assessment of Soundness

Main Issues

18. Taking account of all the representations, the written evidence and the discussions that took place at the examination hearings, I have identified six main issues upon which the soundness of this plan depends. Under these headings my report deals with the main matters of soundness rather than responding to detailed points raised by representors.

Issue 1 – Whether the Plan is positively prepared, justified and consistent with national policy in respect of the spatial strategy and distribution of development and whether there is a need in principle to release land from the Green Belt to meet development needs?

Spatial vision

19. The Strategic Policies and Land Allocations DPD sets out a spatial vision for the District and how it will be delivered. It covers a period from 2011-2031 and

defines five overriding strategic objectives for the Plan which provide a link between the vision and the development strategy. The strategic sites allocated for development will deliver a proportion of their economic and housing development in the later stages of the plan period. Indeed, they will continue to deliver beyond the plan period to 2034 giving the District a full 15-year supply, as encouraged by NPPF paragraph 47.

20. It is necessary to add a further objective **SPMM1** to Strategic Objective SO4 regarding reducing levels of air pollution. This is necessary to provide consistency within the Plan, as a consequence of the related policies in the Development Management DPD which are discussed later in this report. This will enable the spatial strategy to bring forward developments that will minimise impacts on climate change by taking opportunities to promote sustainable transport, encourage low carbon buildings and building techniques, improve air quality and create sustainable, mixed use developments, thereby ensuring that the Plan is positively prepared and effective.
21. In addition, it is necessary to add a further paragraph **SPMM2** to the explanatory text of Policy SP3 *Development Strategy for Lancaster District* regarding avoiding harm to the primary purpose of the AONBs and to delete paragraph 7.23 along with the reference to Carnforth, from the text of the policy. These are necessary to provide clarity on the protection of AONBs, in line with corresponding amendments to related policies in the Development Management DPD and to delete a housing land allocation in Carnforth as discussed in Issue 3 below. This will ensure the Plan is positively prepared and effective.
22. Policy SP4 sets priorities for sustainable economic growth and **SPMM3** is necessary to reflect the wider development opportunities within the Lancaster University estate to ensure the Plan is positively prepared. In order to achieve the economic growth set out in Policy SP4, a sufficient supply of land is required along with appropriate policy provision. This is achieved through Policy SP5 which seeks to encourage economic growth. It responds to the Employment Land Review (ELR) in 2015 which identified potential future job growth using Experian projections and concluded that around 9,500 full-time equivalent jobs would be created over the course of the plan period. However, the need to provide greater opportunities for economic growth, investment and job creation means that the amount of land allocated needs to be increased, otherwise the Plan will not be effective.
23. This is secured by **SPMM4** which increases the amount of employment land to be provided from 48.9 to 59.5 hectares and updates the evidence base by referring to the Lancaster District Employment Review, the 'Achieving Economic Potential for Lancaster District' Report. It also adds a footnote to the explanatory text in relation to the North Lancaster Strategic Site setting out the circumstances under which residential development would be allowed within this employment site. This is necessary to ensure the Plan is positively prepared and is effective.

Distribution of development

24. The Plan seeks to deliver development within the District in the most sustainable locations, to support economic growth and meet housing needs. Policies SP2 and SP3 set out the locational priorities and development

principles to help achieve sustainable growth in the District. The existing provision of services and facilities in the towns and villages, and the capacity and potential for them to provide additional services has informed the establishment of the District's settlement hierarchy. The strategic policies set the spatial distribution of housing, employment and retail development in Lancaster District.

25. The spatial strategy aims to meet the needs of the District under an urban-focused approach to development. In terms of non-urban areas, *A Sustainable Settlement Review* considered the future role of the rural settlements, considering matters such as service provision, employment opportunities, population density, settlement form and environmental constraints to come to conclusions on which rural settlements should be considered 'sustainable' and capable of growth within the plan period.
26. Lancaster District is a highly constrained housing market area. Constraints include the protected landscapes of the Arnsdale and Silverdale AONB and Forest of Bowland AONB, the protected habitats found in Morecambe Bay and along the Lune Valley, an area of Green Belt and areas of minerals safeguarding. In addition, large areas of the district are at significant risk from either coastal or fluvial flooding and the District suffers from a significant infrastructure deficit.
27. These factors have influenced the spatial strategy chosen and the distribution of new development. This has implications for the amount of deliverable land available. As a result, several strategic sites have been identified on which to concentrate large, mixed-use developments with a major element being housing provision. The evidence base for this approach derives from the Council's Strategic Housing and Employment Land Availability Assessment (SHELAA) which was used to assess the suitability, deliverability and achievability of each site.
28. The approach of concentrating development within a number of large, strategic sites that are well related to the principal settlements and transport connections is, in the main, well-made and justified. A range of options for the strategic sites was considered under the *People, Homes and Jobs* consultation of 2015 (C_IO_1_002) which informed the suitability and appropriateness of the strategic sites, and the unique infrastructure needs of each, to deliver on the District's development requirements as part of the Plan.
29. This approach provides a high degree of flexibility which can be seen in the case of South Lancaster (Policy SG1) where an Area Action Plan will be prepared. Such a flexible approach in the case of these strategic sites will permit the Council to respond to the District's prevailing needs in terms of meeting the annual housing requirement and securing an ongoing five-year housing land supply. In addition, the policies of the Development Management DPD will complement the spatial strategy by being permissive of housing proposals outside of strategic sites which satisfy stated criteria.
30. Policy SP2 establishes the settlement hierarchy for the District. It directs strategic development to the main urban settlements of Lancaster, Morecambe, Heysham and Carnforth. Outside of these areas, development will be focussed on sustainable rural settlements which have a sufficient level of

service provision and are capable of accommodating sustainable growth. This would be secured by Policies H1 and H2 which set out the housing delivery numbers for the urban and rural areas respectively.

Green Belt

31. The North Lancashire Green Belt extends to around 1,740 hectares and covers an area between the District's main urban centres of Lancaster, Morecambe and South Carnforth. Its primary purpose is to prevent urban sprawl which would result in the merging of these settlements, such that the boundary is tightly drawn between them. A high proportion of the District is also subject to designations in respect of AONB and nature conservation, or is at risk from flooding, is not in a location that could be considered sustainable or would require considerable infrastructure upgrades.
32. This means that the supply and suitability of land to meet longer term development needs outside the Green Belt is restricted, if development that would adversely affect landscape quality, nature conservation interests, flood risk and environmental sustainability is to be avoided. The NPPF states that, once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. The review of the North Lancashire Green Belt has informed the consideration of whether, in principle, land should be released from the Green Belt to meet development needs.
33. One of the Green Belt purposes set out in the NPPF is to assist urban regeneration by encouraging the recycling of derelict and urban land. However, the supply of previously developed land has diminished as many of the large brownfield sites within the District have been developed in full or are currently under development.
34. The Plan seeks to meet the housing and employment OAN and other development requirements, and to identify sufficient deliverable sites to meet that need. Through the DtC it has been demonstrated that, at the present time, there is no scope for any of the District's need to be met within neighbouring authorities which are within different Housing Market Areas.
35. Against this background, it was recognised that Green Belt release may be a means by which development land could be delivered in more sustainable locations which are well related to the existing urban areas in the District. This was apparent from the consultation responses received by the Council on initial options for growth.
36. Drawing matters together, there is a compelling case in principle to release land from the Green Belt to meet the objectively assessed need for development. This is, however, subject to exceptional circumstances being demonstrated for the alteration of Green Belt boundaries to justify the removal of specific sites from the Green Belt for development, a matter which I deal with in Issues 3 and 5.

The Green Belt Review

37. The Review involved the assessment of all of the land and boundaries that constitute the Green Belt in terms of how they fulfil the five purposes of including land within the Green Belt.

38. A range of general and strategic parcels of land (151 in total) was assessed to understand their individual and cumulative role within the Green Belt before providing a recommendation on whether they make a strong, moderate, weak or no contribution to fulfilling the purposes of the Green Belt. The Review confirmed that most sites continue to meet the main purposes of the Green Belt.
39. The overall aims of the Green Belt Review were to identify how individual land parcels are performing in Green Belt terms and to identify new, permanent and defensible boundaries which are logical, robust and soundly based. The Green Belt review is one component of a wider site assessment and selection process to identify a supply of suitable and deliverable sites to meet the District's employment and housing needs. In that context, I consider that the Green Belt Review is fit for purpose and provides an appropriate basis for sites to be identified for removal for more detailed consideration through the employment and housing site selection methodologies.
40. With regard to the likelihood of neighbourhood plans coming forward and seeking to allocate sites in the Green Belt, any further review of the Green Belt boundary would need to be carried out as part of a review of the Plan.

Implementation and monitoring

41. In order that the spatial strategy is delivered, particularly through the strategic allocations, the Plan will need effective review and monitoring. This is secured through **SPMM54** under new Policy LPRM1 and by redrafting paragraph 25.1 of the Plan to explain the operation of the Monitoring Framework, and the addition of Appendix F.
42. Also under **SPMM54**, further explanatory text would be added to explain how an early review of the Plan would be triggered, the scope of any such review and the likely changes that would trigger a need for early review. The wording is clear on what would likely trigger an early review but flexible enough to respond to other issues that might arise and have a bearing on the delivery of planned levels of housing or employment provision. Part II. of the policy specifically relates to the Bailrigg Garden Village. As a key part of the District's housing delivery, I am content that the review mechanism should pay particular regard to the delivery of housing land at this site and this may need to be carried out before the Area Action Plan is adopted, if that plan has not been completed. This is necessary to ensure this Plan is effective.
43. In addition, **SPMM55 – SPMM58** are necessary to update the Glossary and trajectory and to include a new monitoring framework for the Plan, while **DMMM40** is necessary to update the Glossary in the Development Management DPD, in order for the Plan to be effective.

Conclusion on Issue 1

44. For the reasons given above, I conclude that, subject to the MMs proposed, the spatial strategy and distribution of development is positively prepared, justified and consistent with national policy and that the release of land from the Green Belt to meet development needs is justified in principle.

Issue 2 – Whether the Plan is positively prepared, justified and consistent with national policy in respect of its housing requirement?

Full Objectively Assessed Need for Housing

45. The 2018 Strategic Housing Market Assessment (Part II) (Ho_SHMA_03) showed, from 2011 Census data, that in terms of household moves, around 75% of origin moves, and around 80% of destination moves, were within the District. Both figures are in excess of the PPG 70% threshold and demonstrate that Lancaster District functions as a self-contained housing market area. The strongest neighbouring relationship is with South Lakeland albeit limited in nature.
46. In 2013, Turley Associates were commissioned to produce a full objectively assessed housing need for Lancaster District. Using the 2012 Department for Housing, Communities and Local Government (DHCLG) householder and migration expectations data and the Review of Employment Land Position (RELP), the OAN was reviewed and formalised by Turley in The Lancaster Independent Housing Requirements Study (LIHS) 2015. This established a demographic starting point figure for OAN of 341 per annum. Subjecting this to Market Signals, including house prices, rents, affordability, the rate of development, land prices and overcrowding, led to an increase of around 6% and an upper range OAN of 553 dwellings per annum. Further assessments under the LIHS, using the Baseline employment-led scenario and the SHMA, identified a range of 650 - 700 dwellings per annum until 2031 (a total of between 13,500 and 14,000 over the plan period) which would meet demographic needs in full, represent a positive response to market signals, include a recognition of the potential impact of historic under-provision of housing in relation to plan targets and allow for an uplift in response to employment growth opportunities.
47. Turley Associates were again commissioned to consider the appropriateness of the 2015 OAN range through an OAN Verification Study (2018). This took account of 2014 based new household projections and updated Market Signals data, along with the evidenced need from the LIHS. In terms of verifying the OAN in the LIHS, the study found that the range of 650 to 700 dwellings per annum remained broadly reasonable.
48. I have had regard to the arguments and evidence that the housing OAN should be higher, and conversely, lower than this. However, I consider that the figure recommended in the LIHS is based on robust evidence, an appropriate methodology and a reasonable set of assumptions in accordance with the PPG. Therefore, I conclude that it is justified having regard to the circumstances of the District, taking account of local evidence on demographics, economic potential and housing market circumstances.

Housing requirement

49. Before finalising the draft policy position on the proposed release of Green Belt land, the City Council undertook a formal consultation with its neighbours asking whether any could meet a proportion of Lancaster's housing needs over the next 15 years (Appendix E of the Council's Duty to Co-operate Statement (SD_025)). However, none of the neighbouring local authority areas were

able to offer any substantive ability to assist Lancaster in making up for its unmet housing need.

50. This has meant, taking account of the constraints, that there are not enough suitable sites across the District to meet the OAN identified above and, as set out under Issue 3 below, just one site suitable for release from the Green Belt for development under the Plan. Taking a different approach would mean allocating sites in locations that would adversely affect landscape quality, releasing land from the Green Belt that is currently making a moderate to good contribution to the reasons for including land in the Green Belt, adversely impacting areas with high ecological interests, developing areas with a high flood risk, siting developments in locations that are not sustainable or locating development in areas requiring costly infrastructure.
51. Against this background, Policy SP6 sets out a housing requirement of 522 dwellings per annum equivalent to 10,440 dwellings over the Plan period 2011/2031 which rolled forward over an extended 23-year delivery period to 2034 would result in an additional 1,566 dwellings. This in turn would accommodate the formation of around 9,935 households and a population growth of around 18,806 persons. The Policy SP6 figure is a minimum and the policy supports opportunities for additional sustainable development in the District.
52. The 522 per annum figure while below the OAN, is intended to deliver the full element of demographic need identified in the LIHS as well as a level of uplift sufficient to secure economic opportunities across the District. This is based on the Experian forecasting of the Employment Land Review. The housing requirement relies on the delivery of several strategic sites which are not anticipated to contribute significantly to housing delivery until the later stages of the plan period. On this basis and in order to deliver an annual average requirement of 522 dwellings per annum, a stepped programme of delivery is required, which will identify a series of uplifts programmed to coincide with the delivery of strategic sites within the District. This is secured by **SPMMS** as set out below under Issue 3.
53. This will range from 400 dwellings per annum at the start of the plan period and increase incrementally to 695 at the end of the period. The annualised average rate of 522 dwellings will then be rolled forward beyond the Plan Period to 2034, giving a longer trajectory of 23 years. Such an approach would allow for the longer lead in times some of these strategic sites would need in terms of assembling the substantial new infrastructure that may be required.
54. Taking account of addressing the period of past under delivery of housing as set out below, the constraints which cover large parts of the District and the averaged housing requirement of 522 per annum, I consider that the Plan will result in a significant change in the level of housing delivery compared with previous rates. In particular, the use of phased delivery at strategic sites where a proportion of housing will be delivered later in the plan period means that delivery will be incrementally increased over the plan period. Review of the Plan under Policy LPRM1 will ensure there is no continued delay in meeting identified development needs and I consider a stepped approach is justified in this case.

55. The Council has striven to boost significantly the supply of housing. It has positively sought opportunities to meet the District's OAN adopting a flexible approach to satisfying the identified need. However, specific policies in the NPPF indicate that development should be restricted due to the constraints within the District arising from Green Belt, flood risk and AONBs. The Council has, under the DtC, sought to work with neighbouring authorities regarding its unmet need but the adjoining local planning authorities are faced with similar constraints to Lancaster and are unable to assist. In my judgement, the Council has demonstrated that it has rigorously assessed all opportunities to deliver its full objectively assessed need for housing and the housing requirement is realistic given the circumstances that prevail in the District.

Affordable housing

56. In accordance with the PPG, the 2018 SHMA (Part II) identified that a high level of affordable need exists within the District, with an annual imbalance of 376 affordable homes each year, taking account of current and future need and the average level of supply. Recent delivery has been in the region of 100 dwellings per annum. Taking the requirement of 522 dwellings per annum and a 30% affordable housing contribution (used as a headline target by the Affordable Housing Viability Study) would, under the demographic and employment needs for the District, represent a significant uplift (at around 156 affordable dwellings per annum) against the ten-year average. In considering this evidence base, the OAN Verification Report found that there was no justification, taking affordable needs into account, for a further quantifiable uplift to the OAN.
57. Nevertheless, with the requirement being below the OAN the Council will work proactively to boost affordable housing delivery. It is likely that the majority of new affordable housing will be delivered through Section 106 agreements on market housing schemes brought forward by private sector house builders, subject to viability testing. The Council will also consider setting up a Housing Company along with new schemes for Council housing that could boost affordable supply. In policy terms, Development Management Policy DM3 sets out the thresholds and targets for the delivery of affordable housing in the District, taking account of current national policy on the matter.
58. Development viability is a key factor in the delivery of affordable housing. Where evidenced through an *open book* approach, deviations from the requirements for affordable housing provision will be taken into consideration to ensure that housing delivery is achieved. The degree to which proposals may deviate from the requirements is set out in Policy DM3 and will be weighed against the benefits of a resulting scheme.
59. To be effective and consistent with national policy, Policy DM3 needs to set out the affordable housing thresholds (in line with current national policy), amounts and net loss of affordable dwellings, and to recognise the duty to promote starter homes in the Housing and Planning Act 2016. This is achieved by **DDMM3**. In addition, **DDMM3** will ensure that the policy makes clear the exceptions under Policy DM12, for community-led developments and to reflect the requirement that rented affordable and social housing should be delivered in partnership with Registered Providers.

60. Under **DMMM3** it is also necessary to replace the table in Policy DM3 to reflect the viability evidence submitted at the examination in respect of affordable housing in the District (including the AONBs) and the tenure mix of the affordable housing. A tender split is set out in criterion *III*. as a guide and this can be revisited during any review of the Plan should circumstances change. In addition, specific affordable housing requirements and viability in respect of the Lancaster South Broad Area of Growth are matters that can be addressed at the time of the Area Action Plan for that site.
61. Notwithstanding the 30% figure used in the study above, I consider that, as demonstrated by the viability evidence, the approach in Policy DM3, which recognises that the level of affordable housing that can be achieved varies in different parts of the District, is robustly based and justified. This is set out in Policy DM1 which seeks to promote balanced communities and meet evidenced housing needs. The Council intends to bring forward a Supplementary Planning Document setting out a viability protocol which will provide detailed guidance on how site-specific viability matters will be appraised.

Conclusion on Issue 2

62. For the reasons given above, I conclude that subject to the MMs proposed, the Plan is positively prepared, justified and consistent with national policy, in terms of its housing requirement.

Issue 3 - Whether the Plan is positively prepared, justified, effective and consistent with national policy in respect of the provision of housing, including its site allocations, five-year housing land supply and policies for the delivery of housing?

Site allocations

63. Many of the representations on the Plan refer to the merits of sites which have not been allocated – omission or alternative sites. However, the purpose of the examination is to consider whether the submitted plan is sound. In which case, the focus of this report in relation to housing sites is on whether the process followed by the Council in selecting the allocations is sound and whether those allocations will meet the development requirements, not on the merits of other sites as alternatives.
64. The allocation of land within the Plan is intended to give a range of opportunities for housing delivery within its first five years. Further opportunities for growth should be realised in the latter periods of the Plan as new infrastructure facilitates further development potential across the District. This will need to be closely monitored and reviewed under Policy LPRM1, in terms of delivery rates, in particular the timescales for delivery of Bailrigg Garden Village. Should under-delivery occur due to unforeseen circumstances, then it will be necessary to enter into the process of early review to investigate how housing delivery rates can be maintained across the plan period.
65. Strategic allocations have been made at large, comprehensive development sites including South Lancaster, East Lancaster and North Lancaster. These are expected to deliver significant levels of growth, including in terms of housing land deliverability, on what are largely undeveloped greenfield sites. These will be supplemented by a number of smaller allocations across the District.

66. In addition to establishing the housing requirement, Policy SP6 sets out the means by which new homes will be delivered. This will be achieved through the allocation of 4 strategic sites delivering 2655 dwellings during the plan period with other sites, including those delivered under Neighbourhood Plans, also contributing to supply. While over the plan period the housing requirement has been identified to be 10,400, it is anticipated that the sites allocated under Policy SP6 will deliver 11,119 dwellings during this time. Some sites will continue to deliver new housing until 2034, as explained in Issue 2 above.
67. To make this clear, paragraphs 9.19 and 9.20 of the explanatory text to Policy SP6 need to be re-drafted and a paragraph added afterwards to provide clarity on the number of units to be delivered and the timeframe. This will set out a stepped programme of delivery, to establish and identify uplifts to housing delivery as strategic sites come on-stream. An additional table and text are also required to clarify how the stepped approach will work and set out how some sites will continue to deliver beyond the Plan period. The policy will also include a reference to the Monitoring Framework which will inform future requirements, including the tenure mix, at times of the review of the Plan. This will be achieved by **SPMM5** which is necessary to ensure the Plan is positively prepared and effective.
68. The stepped approach to housing delivery, achieved by **SPMM5**, will set a net minimum figure for new homes in the District. Under the Plan, opportunities exist for additional sustainable development to be delivered, particularly at strategic sites, and such opportunities will be supported when considered against other policies within the Plan.
69. The Plan's approach to the distribution of development has taken account of constraints which influence the availability of development land in the District. The broad locations for growth aim to deliver a mix of regeneration of brownfield, and development of greenfield, sites. In order to deliver the required development under the stepped approach outlined above and to be able to respond flexibly to housing delivery at identified sites, a number of main modifications are necessary.

Site selection process

70. The site selection process for the housing allocations has been comprehensive and has taken place over several stages of the Plan preparation. It has been informed by relevant technical evidence and based on comprehensive, logical and robust criteria that are consistent with the SA objectives.
71. Reasonable alternatives have been assessed through the SHELAA and SA. Sites have been allocated in terms of their availability, suitability and achievability, in accordance with the settlement hierarchy, taking account of the constraints that exist within the District. This has minimised the need to allocate land that is heavily constrained or that would have an adverse impact on landscape character, green infrastructure, highways and sustainable transport and flood risk.
72. Consultation at the various stages of Plan preparation has also informed site selection. The reasons for selecting allocated sites and rejecting others are clearly set out in the SHELAA (2018). That there have been some challenges

to the scoring of the criteria for individual sites and subsequent decisions not to allocate them is inevitable given that an element of planning judgement is involved. However, I am satisfied that the reasons for selecting allocated sites and rejecting others are clear and the conclusions reached are reasonable ones. I consider that the site selection process is robust.

73. For the avoidance of doubt, I have considered further only those allocations which raise specific issues in respect of soundness including the strategic urban extensions, those where MMs are necessary for soundness and sites that are proposed to be altered or deleted. I have considered all the representations made at the Regulation 19 stage, at the hearing sessions and as part of the MMs consultation and where a site has not been referred to, I am satisfied that its allocation is soundly based.

Site allocations

Lancaster South Broad Location of Growth

74. One of the largest allocations in the Plan, both in terms of size and numbers, is expected to be the broad location for growth under Policy SG1. A major part of this will be the delivery of new housing. The title of the both the Plan chapter and the policy need to change **SPMM9** and **SPMM10** to Lancaster South Broad Location of Growth - including Bailrigg Garden Village, which should be used throughout the policy and the Plan. This is necessary to better reflect the development growth aspirations contained within the Plan and ensure that the Plan is positively prepared.
75. For the same reason, the policy also requires considerable re-drafting to reflect wider university sector expansion, to refer to the forthcoming Lancaster South Area Action Plan DPD for this area, to involve local communities in pro-active consultation about the creation of new development and to secure high-quality urban design which takes account of the Council's Heritage Impact Assessment for this area. **SPMM10** achieves the necessary changes.
76. Policy SG1 will allow development within the broad location for growth in advance of the Lancaster South Area Action Plan DPD and I am content that the criteria in the policy will ensure, amongst other considerations, that this is done only in exceptional circumstances without 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. This would also ensure that the opportunities for sustainable transport modes have been fully considered and that the residual impacts upon the transport network will not be severe.
77. In my judgement, Policy SG1 as amended would permit the creation of cohesive, balanced communities, assisting with the delivery of the District's identified housing needs while taking measures to minimise contributions to climate change, reduce flood risk, investigate opportunities for localised heating systems and promote sustainable travel. The amended policy, through the Mechanism for Delivery would reflect the purpose of the proposed Lancaster South Area Action Plan DPD.
78. **SPMM10** would also redraft paragraph 12.25 of the explanatory text to make clear that the Council anticipates that housing delivery will begin contributing

to 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. With regard to development proposals that are in advance of the finalisation of the Lancaster South Area Action Plan DPD being allowed in *exceptional circumstances*, the explanatory text to the policy makes clear that the Council will not seek to support piecemeal development only permitting proposals that are consistent with the key growth principles and which would not prejudice the wider delivery of Growth in the South Lancaster area (including the Bailrigg Garden Village). The use of the term *exceptional circumstances* in this context relates to the operation of this policy in respect of delivery and would not be confused with the use of the term in a Green Belt context.

79. In this context, it is anticipated that the wider site will come forward under a co-ordinated approach, taking account of the capacity of the local highway network and the infrastructure needs across the area with any development in advance of this being considered only in exceptional circumstances.
80. Policy SG3 seeks infrastructure delivery for growth in South Lancaster. **SPMM12** is required in respect of water management and wildlife habitats, and walking and cycling improvements to ensure the Plan is effective. This policy is linked to policy SG1 and the related Area Action Plan and Infrastructure Delivery Plan which can take account of fair and equal contributions in terms of developer contributions for each part of the development area. Any development in advance of these documents would only be permitted in exceptional circumstances which would need to take account of the overall infrastructure requirements and how they are to be achieved. This is made clear in the policy which states that the Council will not permit piecemeal development in this area which does not seek to address matters of strategic infrastructure in accordance with the expectations of Policy SG1.

East Lancaster Strategic Site

81. The East Lancaster Strategic Site has been identified as an area for growth with the opportunity to provide a significant delivery of housing over a range of locations. Policy SG7 allocates a greenfield site for residential-led development. **SPMM15** is necessary to require a comprehensive masterplan, appropriate phasing, refer to Policies DM3, DM30 and DM31 in respect of affordable housing provision, energy efficiency and charging points for electric vehicles and to refer to the Council's Heritage Impact Assessment for the site. This is required to provide consistency within the Plan and ensure it is effective.
82. Policy SG8 seeks to deliver the infrastructure requirement and delivery for growth in East Lancashire, including housing. **SPMM16** is necessary to delete the last sentence of criterion III, delete criterion V and amend criterion VI in respect of opportunities for improvements along the Lancaster Canal. In addition, the penultimate paragraph needs to be amended, a new penultimate paragraph inserted in respect of contributions towards the improvement of Williamson Park and the last paragraph amended regarding off-site works. This is necessary to give clarity to the policy and ensure the Plan is effective.

North Lancaster

83. Of the three sites chosen for removal from the Green Belt, land at North Lancaster, was identified by the North Lancashire Green Belt Review as having low value in terms of its contribution. Comprised of land between the urban edge of North Lancaster and the recently completed Bay Gateway Link Road, the Review concluded that it no longer provided the level of openness and permanence necessary for continuing Green Belt designation. The new road, being a feature of permanence was seen as a definitive long-term boundary between the city and the countryside beyond.
84. The site would help to meet residential and employment development needs in an area that now has excellent access links to the motorway network, key employment areas and Lancaster City Centre. It is in a more sustainable location than other Green Belt and non-Green Belt sites that were assessed and its development would not compromise landscape quality, ecological interests or increase the risk of flooding. The construction of the Bay Gateway Link road has created a more robust and permanent Green Belt boundary than that of the existing boundary and the site is situated in a very sustainable location. Alternative sites have been assessed and discounted. The housing and employment OAN cannot be accommodated without release of land from the Green Belt and the exceptional circumstances exist to justify an alteration to the Green Belt boundary to remove this site for development.
85. Its development would be secured by Policy SG9 which allocates a greenfield site as the North Lancaster Strategic Site, for residential led development. **SPMM17** is necessary to delete paragraphs 2 and 3, and set out the circumstances under which residential development would be considered at this site. In addition, it is necessary to refer to a masterplan, affordable housing policies in the Development Management DPD, energy efficiency, Landscape and Visual and Heritage Impact Assessments, and mitigation and enhancement measures. Additional criteria are also required in respect of the Valley Meadow Habitat Creation Area and phasing as part of the comprehensive Masterplan. The policy also requires a new paragraph regarding impacts on International designated sites, while an additional paragraph needs to be added to the explanatory text in respect of an identified deficit in office space. This is necessary to ensure the Plan is positively prepared and is effective.
86. Policy SG10 seeks to deliver the infrastructure requirement and delivery for growth in North Lancashire, including housing. Main modification **SPMM18** is necessary to reflect renamed policies elsewhere in the Plan and delete the reference to the provision of healthcare facilities. This is necessary to provide consistency and ensure the Plan is effective.

Lundsfield Quarry, South Carnforth

87. Policy SG11 allocates brownfield land at Lundsfield Quarry, South Carnforth for residential led development. **SPMM19** is necessary to add a new paragraph to the explanatory text after 16.9 in respect of promoting improved linkages to Carnforth town centre and to redraft the first paragraph of the policy in respect of *Brownfield land*. This will ensure the Plan is effective.

88. In addition, it is necessary to delete the second and third criteria of the policy and to add a paragraph in respect of a comprehensive masterplan for the whole site and a bespoke Design and Access Statement(s). Changes also need to be made to the criteria within the policy and additional paragraphs added to provide consistency within the Plan and to reflect the deletion of Policy SG12. The Masterplan will enable deliverability and viability challenges at the site to be taken into account, including the relationship with the adjacent football club, and this will be unaffected by **SPMM19**. In addition, the transport considerations for the site cover cycle and pedestrian links and the policy makes clear that this *could* rather than *will*, include a canal bridge. I consider that the wording of criteria I. and XV. is appropriate to secure the necessary infrastructure for the site, including in terms of highway improvements and improvements to public transport, taking account of viability matters as mentioned above in relation to the Masterplan. Finally, in terms of this policy, the addition of a paragraph under **SPMM19** in respect of internationally designated sites is necessary given the proximity to Morecambe Bay. All of the changes under this MM will ensure the Plan is positively prepared and effective.

Other allocated sites

89. Policy H3 supports heritage led housing developments. **SPMM30** is necessary to add *Land at Stone Row Head, East Lancaster*, delete the third paragraph of the Ridge Lea Section of the Policy, increase the number of units to 75 and move the paragraph from the end of Policy H3 to the higher in the policy text to reflect that this direction should apply to all sites. Additional text is also required in respect of the sympathetic residential conversion of farmstead buildings, having due regard to Policy EC6 and respecting the vernacular appearance of these buildings. This is necessary to be consistent with national policy and ensure the Plan is positively prepared.
90. Policy H4 sets out how development should come forward at land at Grab Lane, East Lancaster. **SPMM31** is necessary to increase the number of units to approximately 200 dwellings, to delete the second paragraph of the policy, redraft paragraph 3 and redraft criteria II, III, IV, IX and XVII. It is also necessary to add an additional criterion in respect of open space and an additional paragraph in respect of preventing adverse impacts to any *Internationally designated sites*. This is necessary to be consistent with national policy and ensure the Plan is positively prepared.
91. Given the location close to the designated heritage assets and its landscape setting, I consider the reference within Policy H4 to the heritage statement and the Grab Lane Setting Study to be justified. The deletion of part of the text of criterion IV. removes the duplication with Policy EN8.1 which refers to the use of the area as informal amenity space. Criterion XVII. refers to viability in terms of affordable housing provision and I do not consider this to be onerous given the policy recognises that it is to be discussed at the earliest opportunity prior to the submission of any relevant planning application.
92. Policy H5 sets out how development should come forward at land at Lancaster Leisure Park and Auction Mart, East Lancaster. **SPMM32** is necessary to increase the number of units to approximately 242 dwellings, to redraft criterion XV. in respect of affordable housing contributions and to add a penultimate paragraph to the policy in respect of *Internationally designated*

sites. This is necessary to be consistent with national policy and ensure the Plan is positively prepared. With regard to the requirements of the policy, I am content that seeking matters such as a detailed design statement, landscaping plan, flood risk assessment, drainage plan and a highways scheme can be done taking an overview of the site but recognising the various separate ownership of land parcels within the overall site.

93. Policy H6 sets out how development should come forward at Royal Albert Fields, Ashton Road, Lancaster. **SPMM33** is necessary to increase the number of units to approximately 137 dwellings to be consistent with Policy SP6, to add a further criterion in respect of mitigating harm and/or maximising enhancements as set out in the Council's Heritage Impact Assessment for the site, and to redraft criterion XIII in respect of affordable housing contributions. A penultimate paragraph also needs to be added to the policy in respect of adverse impacts on any Internationally designated site. This MM is necessary to be consistent with national policy and ensure the Plan is positively prepared.
94. Several sites have been allocated that require regeneration and improvement. Classified as Development Opportunity sites, they will deliver a mix of housing and economic development. The redevelopment of these locations will contribute to the development of brownfield sites and offers opportunities to generate local benefits to the immediate surroundings.
95. Policy DOS2 relates to a residential led regeneration scheme at land at Moor Lane Mills, Central Lancaster. It is necessary to delete this policy from the Plan for reasons of effectiveness, 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. This is achieved by **SPMM35**. Against this background, this site has been incorporated back into the wider allocation for the Canal Quarter, as defined by Policy SG5.
96. Policy DOS3 relates to a residential led regeneration scheme at Luneside East Lancaster. It is necessary to delete this policy from the Plan as development on the site is already at an advanced stage and therefore a policy for this site would no longer be effective. This is achieved by **SPMM36**. All subsequent policies will need to be re-numbered in light of these deletions.
97. Policy DOS2 (formerly DOS4) supports a mixed-use regeneration of Lune Industrial Estate, Luneside, Lancaster. **SPMM37** is necessary to add a criterion to the policy in respect of mitigating harm and/or maximising enhancements along with a penultimate paragraph regarding *Internationally designated sites*. This is required to provide consistency within the Plan, to accord with the outcomes of the SA process and ensure the Plan is effective.
98. Policy DOS4 (formerly DOS6) relates to Galgate Mill and supports mixed use regeneration to include residential. **SPMM39** is necessary to redraft criterion *III*. regarding mitigating harm and/or maximising enhancements to provide consistency within the Plan and ensure the Plan is effective.
99. Policy DOS5 (formerly DOS7) relates to a residential led regeneration scheme at land at Middleton Towers, Middleton. **SPMM40** is necessary to add criteria to the policy in respect of mitigating harm and/or maximising enhancements and coastal defences, and to redraft the opening sentence. This will accord

with the outcomes of the HRA process and ensure that the Plan is positively prepared.

100. Policy DOS6 (formerly DOS8) relates to Morecambe Festival Market and Surrounding Area and supports mixed use regeneration to include residential. **SPMM41** is necessary to redraft the criterion in respect of mitigating harm and/or maximising enhancements, to provide consistency within the Plan and ensure the plan is effective.
101. Policy DOS7 (formerly DOS9) relates to land at Former TDG Depot, Warton Road, Carnforth and supports mixed use regeneration to include residential. It is necessary to add a new criterion regarding mitigating harm and/or maximising enhancements to provide consistency within the Plan and ensure the plan is effective. This is achieved by **SPMM42**.

Suitability, deliverability and developability of the allocated sites

102. In my judgement, the sites allocated for delivering the District's housing and economic development including the strategic sites at the broad area of growth in South Lancaster, East Lancaster, North Lancaster and South Carnforth have been rigorously assessed in terms of the sustainability of the locations, the individual site constraints, including infrastructure requirements, and their ability to contribute to the Plan's Spatial Strategy. The strategic sites are expected to deliver significant levels of growth on what are largely undeveloped greenfield sites and will be supplemented by the other allocations across the District. They are suitable, deliverable and developable, and their selection is justified.

Land south of Windermere Road, South Carnforth

103. Policy SG12 identifies a greenfield site for a large residential led development at land south of Windermere Road, South Carnforth. The site is within a Minerals Safeguarding Area and the Green Belt. It sits immediately to the west of the M6 with Back Lane Quarry immediately opposite to the east of the motorway. The quarry, which has consent until 2048, is in daily operation. Operations at the quarry include blasting, with attendant vibration and dust, and frequent lorry movements along Back Lane which runs along the eastern boundary of the proposed housing site.
104. The quarry supplies over a million tonnes per annum of limestone aggregates to construction projects across the North West Region. In addition, asphalt is supplied from the quarry around the clock for the maintenance of the strategic road network. A large housing development in such close proximity to the quarrying activity I have just described would lead to a poor living environment for occupiers. While mitigation would go some way to ameliorate the situation it would not, in my judgement, be sufficient to overcome the impact of dust and vibration from the quarrying activity itself and the noise and disturbance from HGVs visiting the quarry on a 24-hour, daily basis. I note that other allocated sites in the District are designated as a Minerals Safeguarding Area, such as East Lancaster, but they are not in such close proximity to a working quarry.
105. The quarry contains high quality limestone for which there is nationwide demand for infrastructure projects and the likelihood is that the resource will

have an economic lifespan beyond 2048. The site itself is safeguarded for sand and gravel and it is likely that this overlays the same limestone measure that is extracted from the Back Lane Quarry. It is the case that local planning authorities should define Minerals Safeguarding Areas and adopt policies in order that known locations of specific mineral resources of local and national importance are not needlessly sterilised by non-mineral development, whilst not creating a presumption that resources defined will be worked. Minerals are essential to support economic growth and are a finite resource that can only be worked where they are found, and it is important to make best use of them to secure their long-term conservation.

106. In addition, while there is a compelling case in principle to release land from the Green Belt to meet the objectively assessed need for development, this is subject to exceptional circumstances being demonstrated at a site level. The justification for the removal of this site from the Green Belt was to provide opportunities for growth in Carnforth. However, the parcel was shown to be making an overall moderate contribution towards fulfilling the five purposes of including land within the Green Belt, including checking the unrestricted sprawl of large built up areas which would prevent the merging of Lancaster with Carnforth. Furthermore, new housing in Carnforth will be delivered on another site closer to the centre under Policy SG11. Against this background, I conclude that the exceptional circumstances to justify the alteration of the boundary to remove this site from the Green Belt for development have not been demonstrated and the site will remain within the Green Belt.
107. Based on the proximity of this site to the working quarry, its location within a Minerals Safeguarding Area and its moderate contribution to Green Belt purposes, **SPMM20** is necessary to delete it as an allocation. **SPMM21** is also necessary to delete Policy SG13 in respect of infrastructure at South Carnforth. In addition, **SPMM46** is necessary to amend the first bullet point of paragraph 22.32 of the explanatory text to Policy EN4 (formerly EN6) regarding the North Lancashire Green Belt. These amendments are necessary to ensure that the Plan is positively prepared and consistent with national policy.
108. While this would also result in the deletion of a recreational hub for South Carnforth under Policy SG13, the need for such facilities could be re-assessed under the Council's Playing Pitch and Outdoor Sports Strategy, at the time of the review of the Plan.
109. Based on the anticipated flexible development of the allocated strategic sites and the operation of the permissive policies under SP6 and the Development Management DPD, it is not necessary to allocate additional sites to make up for the reduction in numbers resulting from the deletion of the South Carnforth allocation. Should circumstances change, this matter can be revisited at the review of the Plan.

Housing delivery policies

110. Policies H1 and H2 set out allocated sites for housing in urban and rural areas respectively. **SPMM28** and **SPMM29** are necessary to update the tables shown in these policies, to update the text in the policies covered by an asterisk and to update the list of other Plan policies in the final paragraph of Policy H1. This is necessary to provide consistency and ensure the Plan is effective.

111. The following main modifications for related policies in the Development Management DPD concerning delivery of housing are necessary, in order that the Plan is positively prepared and effective.
112. Policy DM1 seeks to promote balanced communities and meet evidenced housing needs. In order for the Plan to be effective, **DMMM1** is necessary to delete the affordable housing target of 40% from the explanatory text, to reflect that the viability evidence for the Plan identifies that the level of affordable housing that can be achieved varies in different parts of the District. The accompanying Table 5.1 presents an indicative approach to housing mix and I do not consider it to be onerous or prescriptive.
113. Policy DM2 seeks to implement housing standards in accordance with national policy. In order for the Plan to be effective, **DMMM2** is necessary to reflect the Spring Statement 2019 that a future Homes Standard will be brought in by the Government in the coming years (by 2025), to increase energy efficiency standards beyond that currently required under mandatory Building Regulations Part (L) by removing traditional fossil fuel heating systems in new dwellings. Until such a time the Council will encourage proposals which seek to go beyond required standards (i.e. in meeting the energy efficiency savings equivalent to the now abolished Code Level 4 of the Code for Sustainable Homes). Under the MM, an additional paragraph will also be added to the explanatory text regarding viability evidence. The matter of viability in respect of affordable housing is adequately explained in paragraph 5.28 of the explanatory text.
114. Policy DM5 sets out criteria in respect of rural exception sites. **DMMM4** is necessary to make clear how housing will meet the needs of the local community by reference to the evidence that will come forward through the SHMA, other local housing needs assessment or as part of a neighbourhood plan. This will provide clarity on the evidence bases that will be used for meeting local housing needs and ensure the Plan is effective.
115. Policy DM6 sets out the criteria for housing provision in the Forest of Bowland AONB. **DMMM5** is necessary to ensure the Plan is positively prepared by adding *form* to the list of criteria that is used to assess whether a proposed development constitutes major development.
116. Policy DM10 sets out the criteria in respect of accommodation for agricultural and forestry workers. **DMMM7** is necessary to refer only to Rural Workers in the title and throughout the policy, and to delete paragraphs 5.80, 5.81 and 5.83 of the explanatory text, in order to be consistent with national policy.
117. Policy DM11 is permissive of additional moorings on the Lancaster Canal to meet evidenced needs. **DMMM8** is necessary regarding the provision of services and facilities, to ensure the Plan is effective.
118. Policy DM12 supports self-build, custom-build and community-led housing where they are in sustainable locations. **DMMM9** is necessary in respect of developers of strategic sites making provision for a portion of these sites to be made available for self, custom or community-led housebuilding in the District, to ensure consistency with national policy.

119. Policy DM13 is permissive of residential conversions. **DMMM10** is necessary in respect of contributions towards the provision of affordable housing in accordance with Policies DM3 and DM6, and the relevant policies of the Arnsdale & Silverdale AONBs, to ensure the Plan is effective.
120. In addition, **DMMM41** is necessary so that APPENDIX E CAR PARKING STANDARDS includes additional standards for Student Accommodation under Class C2, to ensure the Plan is effective.

Gypsy and Traveller, and Travelling Show People's Accommodation

121. A Gypsy and Traveller, and Travelling Show-People's Accommodation Assessment (GTAA), which meets the requirements of paragraph 7 of the Planning Policy for Traveller Sites (PPTS), was published by the Council in 2017. Extensive consultation, by way of a specialist survey with the gypsy and traveller community, was undertaken which took account of those occupying pitches as well as those residing in bricks & mortar accommodation. The GTAA identified a need for 24 pitches over the Plan period, of which 8 are specifically for those who meet the PPTS definition. The GTAA did not identify any need for Travelling Show-persons plots or transit pitches during the plan period.
122. Whilst no allocations have been made in the Plan to meet this need, and noting that no formal approach has been made to address the unmet needs of gypsy and travellers from neighbouring authorities, I am nevertheless satisfied that the Council has made a firm commitment through the Local Development Scheme to undertake a Gypsy and Traveller Site Allocations DPD (Policy SP6). A Call for Sites Process has been undertaken. The Council is also considering the opportunity of identifying land within the Lancaster South Area Action Plan area for small Gypsy and Traveller sites which would contribute towards the unmet need. This will be progressed alongside the Area Action Plan.
123. The Council acknowledges the unmet need over the first five years of the Plan. However, Policy DM9 of the Development Management DPD provides a criteria based policy for the provision of new gypsy and traveller accommodation to come forward to address needs in the interim whilst the Gypsy and Traveller Site Allocations DPD, which should meet the full need, including the cultural needs, that exist within the District, are being prepared.
124. Policy DM9 sets out development principles in respect of the provision of accommodation for gypsies, travellers, and travelling showpeople. A main modification is necessary **DMMM6** to provide flexibility and accord with the settlement hierarchy set out in Policy SP2 by replacing criterion III. with one that allows sites in sustainable settlements to be considered where it can be demonstrated that appropriate sites cannot be provided within the specified urban areas and that the proposal would neither dominate nor be disproportionate to the scale of the existing community. An additional paragraph also needs to be added to the explanatory text to explain this change to the policy. This will ensure the Plan is positively prepared and effective.

5-year housing land supply

125. Although the Plan was submitted in the transitional period, the 2019 NPPF will govern how the five-year supply is calculated following adoption of the Plan. I

have therefore considered the approach to the five-year supply against the provisions of the 2019 NPPF.

126. As set out in the Council's updated assessment of five-year land supply (HD59.2 and HD68), under the stepped approach of **SPMM5**, from the start of the Plan period in 2011 up to 2018, there would be a shortfall against the requirement of 287 dwellings. Given the reliance on the stepped approach to housing delivery using large strategic sites, including the proposed garden village in South Lancaster to deliver a large component of housing land supply, I consider that spreading past under-delivery across the plan period would be justified. This 'Liverpool' approach is not ruled out by the PPG and is appropriate to the circumstances of this Plan as housing delivery relies on some large strategic sites which will start delivering later in the plan period and continue delivering until 2034.
127. The Housing Delivery Test results published in February 2019 confirm that there are no actions required by the Council in relation to housing land supply. In accordance with paragraph 73 of the NPPF (2019), a 5% buffer should be applied on top of the five-year requirement, which from 2019/20 to 2024/25 would result in a requirement of 2489 dwellings or 498 per annum (450 under the stepped approach + under supply and 5% buffer). The identified housing land supply for this period of 3,469 dwellings which would exceed the 5-year requirement.
128. Sites with planning permission will contribute to housing land supply and are identified in the trajectory, with an appropriate reduction made to reflect non implementation rates based on past evidence. The contribution of the strategic sites to the five-year supply has been assessed and it is accepted that several will contribute towards the latter end of the Plan period, and onwards to 2034, as infrastructure is provided.
129. During the examination the Council reviewed and revised the sites within the trajectory in response to representations. Whilst some representors maintain that the trajectory is still unrealistic, it reflects more realistic lead in times, start dates and rates of delivery. It is also based on the Council's discussions with representors, developers and landowners.
130. Assessing the precise level of five-year supply and anticipated rates of delivery is not an exact science. It involves making assumptions about a large number of sites and various factors including likely start rates and annual rates of building which could be subject to change. In broad terms, I am satisfied that the sites that the Council has identified within the five-year supply have a realistic prospect of being delivered over the next five years. This is based on the updated figures supplied at the Hearing.
131. Maintaining a 5-year housing land supply over the initial years of the plan period will be challenging. It will place a heavy reliance on the monitoring and review of the strategic sites and the overall Plan, in respect of delivery. Nevertheless, I consider that with effective monitoring in place, the Plan should be able to achieve its goals.
132. With the anticipated flexible development of the allocated strategic sites and other development coming forward under the permissive policies of SP6 and the Development Management DPD, there is a realistic prospect that the

housing requirement will be delivered whilst maintaining a five-year supply of housing land. This would also provide the flexibility necessary to increase housing delivery in response to the anticipated levels of job growth in the District. Additional sites are not required to meet the housing requirement.

Conclusion on Issue 3

133. For the reasons given above, I conclude that, subject to the MMs proposed, the Plan is positively prepared, justified and consistent with national policy in respect of the provision of housing, including its site allocations, five-year housing land supply and policies for the delivery of housing.

Issue 4 – Whether the Plan is positively prepared, justified and consistent with national policy in respect of accommodating economic development, town centres and retailing?

Economic development

134. The SHMA Part II showed the District to be operating as a self-contained functional economic market area with around 84% of residents working within the District and around 86% of jobs filled by residents. These figures are well in excess of the 75% containment ratio for a Travel to Work area identified by the Office for National Statistics. As with housing, South Lakeland has a limited employment commuting relationship with Lancaster. The Council's Employment Land Review (Em_Elr_02) 2015 (ELR) concluded that opportunity existed for approximately 9,500 FTE jobs to be created in the District over the course of the plan period.
135. The ELR, using Experian projections, identified a shortfall of around 7.3 hectares of B1 employment land in the District and a surplus of land for B2 and B3 uses. It is also recognised that many existing employment sites are of a poor quality, requiring investment and regeneration to bring them up to modern standards. In addition, the amount of employment land to be allocated by the Plan under Policy SP5 has been increased from 48.9 hectares to 59.5. The Plan therefore seeks both quantitative and qualitative improvements to the District's employment land portfolio in order to achieve flexibility and choice.
136. The site selection process for the employment allocations has been comprehensive and has taken place over several stages of Plan preparation. It has been informed by relevant technical evidence and based on comprehensive, logical and robust criteria that are consistent with the SA objectives. Reasonable alternatives have been assessed through the SHELAA.
137. Policy EC1 sets out established employment areas while EC2 sets out future employment growth. I consider that the approach to locate future growth close to Lancaster, where the strategic sites can be used to deliver employment growth close to the large residential populations, to be well founded. This will also increase the re-use and regeneration of previously developed land. I acknowledge that this will move employment land away from traditional locations such as Carnforth but I am content that sufficient provision has been made for employment land in this area. Strategic growth policies SG13 (formerly SG15) and SG14 (formerly SG16) recognise the importance of

existing large employment sites that have a strategic role within the District and further afield.

138. Policy SG2 supports development at the Lancaster University Health Innovation Campus (located within the broad location for growth in South Lancaster) for a range of knowledge-based and research businesses. **SPMM11** is required to ensure the policy deals with surface water issues in respect of the site itself and in terms of the Ou beck watercourse. This takes account of flood risk and I consider it is clear on this matter. This is necessary for clarity and to ensure that the Plan is effective.
139. Policy SG4 seeks improvements to Lancaster City Centre which has significant opportunities to improve its role as an economic, cultural and visitor centre within the wider region. However, in order to achieve this there are a number of challenges that must be addressed in relation to infrastructure and unlocking wider economic potential. **SPMM13** is necessary to add a further bullet point to the policy in respect of safeguarding those elements that contribute to the significance of the City's rich historic environment whilst also promoting opportunities for enhancing its role. This is necessary to ensure the Plan is positively prepared and is effective.
140. Policy SG5 seeks to regenerate the Canal Quarter, Central Lancaster to boost its retail, cultural and leisure offer for residents and visitors, and continue to meet the needs of people across North Lancashire and South Cumbria. **SPMM14** is necessary to delete and replace paragraphs 13.13 – 13.26 of the explanatory text, and to delete and replace the wording of the policy to reflect the Council's up-to-date approach to this comprehensive regeneration. This will take account of 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, ensuring that the Plan is positively prepared and is effective.
141. Policy SG12 (formerly SG14) relates to the Port of Heysham and future expansion opportunities. The Policy does not include a triangular shaped parcel of land at North Quay, which it is claimed is operational land and is used as a helipad. The site is in very close proximity to the Morecambe Bay Special Protection Area (SPA) which is functionally related to the Morecambe Bay Special Area of Conservation and is an important high tide roost.
142. When the policy was subject to assessment under the Habitats Regulations, the helipad site was not included. In the absence of the site being subject to HRA, there is no justification for amending this policy to include the triangular shaped parcel of land at North Quay.
143. Policy SG13 seeks to deliver a regenerated area that capitalises on investment from the Bay Gateway link road opening up investment opportunities in the Port of Heysham. **SPMM22** is necessary to redraft criteria III, IV and the final paragraph to provide clarity on the protection of the nature reserves, contributions to improve green infrastructure and refer to Policy SG13.1 of the Local Plan Policies Map rather than Policy DM53. An additional criterion is also required in respect of the protection of the SSSI and Biological Heritage Sites. This is necessary to accord with the requirements of the SA/HRA and ensure that the Plan is positively prepared.

144. Policy SG16 supports the construction of a new nuclear power station at Heysham. While there is no timetable for this development it is recognised that such an application would likely result in the need to review the Plan, particularly in relation to housing provision. This policy safeguards the existing nuclear facilities at the site but **SPMM23** is necessary to protect internationally designated sites for consistency with national policy and Policy EN7. This will ensure that all environmentally designated sites in Policy EN7 are referred to and will provide consistency within the Plan.
145. In respect of Policy EC1, **SPMM24** is necessary to restrict particular uses within the site, to move the reference to EC1.13 to Policy EC2, to add a footnote in respect of Internationally designated sites and to add the Port of Heysham Industrial Estate to the final paragraph.
146. In respect of Policy EC2, **SPMM25** is necessary to increase employment land to 59.5 hectares, add *health* to the list of industries, add a clause regarding education uses to the SG2 Description in the policy, include the Middleton Road Employment Area in the policy, add a footnote regarding *Internationally designated sites* and add a paragraph after the Table in respect of the North Lancaster Strategic Site. Additional explanatory text is needed regarding the Middleton Road Employment Area concerning a further allocation as part of the opportunities for economic growth in the Heysham Gateway area.
147. The policy provides that the B1 allocation at the North Lancaster Strategic Site would be supported for residential development 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. I am content that this is consistent with NPPF Paragraph 21.
148. Policy EC3 supports the development of a site at Junction 33, South Galgate for a new Agri-Business Centre. This will create a new hub for rural businesses that will be ancillary in nature to the auction Mart and will contribute to the flexibility and quality of the employment land mix. **SPMM26** is needed to add a paragraph in respect of the relocation of the Lancaster Auction Mart and to redraft the first paragraph to make clear it will consist of land-based businesses which are ancillary to the agricultural nature of this allocation. Further criteria are also needed to refer to the Council's Heritage Impact Assessment for the site, to refer to the operation of the nearby North West Ethylene Pipeline and to make clear that proposals for uses that will attract visitors and generate traffic, unrelated to the Auction Mart and land-based businesses, will not be supported. I am content that the wording of the latter (criterion *VIII* of the policy) relates to businesses located on the site which would include ancillary uses.
149. Main modifications **SPMM24-SPMM26** are necessary to protect designated sites in accordance with the HRA and to ensure the Plan is effective.

Town centres and retailing

150. The District has a range of centres that fulfil different roles in terms of their size, scale and functionality. This hierarchy is set out in Policy TC1. The Plan will seek to protect and enhance the existing centres of Lancaster, Morecambe and Carnforth, taking available opportunities to promote sustainable growth in

the retail sector. **SPMM27** is needed to Policy TC1 in respect of Carnforth to acknowledge its role as a market town to ensure the Plan is effective.

151. Policy DOS1 relates to land at Bulk Road and Lawson's Quay, Central Lancaster and supports the regeneration of the site for commercial, leisure and retail uses. **SPMM34** is required to reflect the flood risk at this site by deleting references to residential development and to refer to the Heritage Impact Assessment for the site, to ensure the Plan is effective.

Development Management DPD policies

152. The following Development Management DPD policies also require amendments to ensure the Plan is effective.
153. Policy DM14 sets out criteria governing proposals involving employment land and premises. **DMMM11** is necessary to provide consistency with Policies EC1 and EC2, and to give greater clarity on what is expected from the marketing of such land and premises as part of a proposal for an alternative use.
154. Policy DM16 seeks to retain and develop the vibrancy and vitality of town centres. In order to be consistent with national planning policy, **DMMM12** is necessary with regard to the circumstances under which an impact assessment will be required.
155. Policy DM19 supports small-scale retail development that demonstrates a local benefit and serves the community. **DMMM13** is necessary to provide consistency with other policies in the Plan, in particular Policy DM16, governing where retail proposals of over 150m² should be located.
156. Policy DM20 sets out the criteria governing the development of hot food takeaways and betting shops. **DMMM14** is necessary to give background details on the Council's approach to tackling obesity and how this will be achieved through the operation of this policy. It is also necessary to re-order the policy to add a further criterion to the section which explains how the Council will support proposals for hot-food takeaways.
157. Policy DM21 sets out the criteria governing proposals for advertisements and shopfronts. **DMMM15** is necessary to delete criteria *VII* and *X*, add clauses referring to the historic environment and the character of the wider area to criteria *I* and *VII* respectively, and add *materials* to the list in criterion *IX*.
158. Policy DM47 seeks to support economic development in rural areas. **DMMM30** is necessary to delete the reference to heritage to provide consistency with other policies in the Plan and be consistent with national policy.

Conclusion on Issue 4

159. For the reasons given above, I conclude that, subject to the MMs proposed and the monitoring which is set out in the Plan, the strategy for economic development and town centres and retailing is justified and the employment policies are positively prepared, effective and consistent with national policy.

Issue 5 – Is the Plan’s strategy for heritage assets, culture and the natural and built environment justified and consistent with national policy?

Natural environment

160. The Plan will seek to protect the value of all the District’s important landscapes and historic heritage. To that end, **SPMM6** is necessary to delete explanatory text paragraph 10.3 and completely redraft Policy SP7 in order to strengthen the policy wording, giving it a more local focus and ensure the Plan is effective. In addition, **SPMM7** is necessary to add */or after and* to the second paragraph of Policy SP8 to ensure the Plan is positively prepared.
161. The Key Urban Landscapes Review, provided guidance on the Key Urban Landscapes and Urban Setting Landscapes designations, assessing locations across the District as to whether any site, subject to the stated methodology, warranted either of the designations. The Urban Setting Landscape Designations Lancaster North and Lancaster East Report checked, collated and contributed to the landscape assessments and defining characteristics for Urban Setting Landscape Designated Areas for the proposed North Lancaster and East Lancaster Strategic Site Allocations. It sets out a methodology and assessed the suitability of the areas for the designation. I consider that the assessed sites have been subject to robust landscape assessments and the provisions in Policy EN5 (formerly EN7) in respect of these designations are necessary and justified.

Green Belt land parcel at Torrisholme

162. A parcel of land at Torrisholme was assessed as part of the Review of the North Lancashire Green Belt Boundary. It was concluded that it made a strong contribution to the purpose of checking the unrestricted sprawl of large built up towns, but was weak in respect of preventing neighbouring towns from merging into one another, preserving the setting and special character of a historic town and assisting in urban regeneration by encouraging and recycling of derelict land. It was also considered to make a moderate contribution to the purpose of assisting in safeguarding the countryside from encroachment. The Green Belt boundary in this area was found to be weak and vulnerable to future encroachment.
163. Having regard to the long-term permanence of the existing boundary of the Torrisholme Green Belt land parcel, I do not consider that it would be capable of enduring beyond the Plan period. The alteration of the Green Belt boundary in this area would use a physical barrier, the West Coast Mainline, to clearly define a boundary that is recognisable and likely to be permanent. The land that has been selected for removal from the Green Belt will not be identified for development purposes and will be designated as Key Urban Landscape under Policy EN5 of the Plan. The land at Torrisholme Barrow will be protected as an area of open space and as a Scheduled Ancient Monument due to its recreational and historical importance.
164. I concur with the findings of the Review that the West Coast Mainline would provide a more definable boundary and create a more robust and permanent boundary that would prevent any future encroachment. Taking account of extending the Key Urban Landscape and Open Space Designations and the creation of a robust and permanent boundary, and having regard to my

conclusions in Issue 1, exceptional circumstances exist to alter the boundary by removing this land parcel from the Green Belt.

Heritage assets

165. As noted above, the PPG indicates that there is no need for the LPA to reiterate policies that are already set out in the NPPF. In that regard, Strategic Policies EN1 (**SPMM44**) and EN2 (**SPMM45**) should be deleted in order that the Plan is consistent with national policy.
166. Similarly with Development Management Policies DM37, DM38, DM39 which deal with development affecting listed buildings, development affecting conservation areas and the setting of designated heritage assets, respectively, **DMMM24, DMMM25, DMMM26** are necessary to provide consistency with other policies in the Plan and with national policy.
167. As submitted, Policy DM39 in respect of the setting of designated heritage assets, adopts an approach which is inconsistent with the NPPF and this is addressed by **DMMM26**. Following consultation on the MMs, I have changed the wording of the first and second paragraphs of Policy DM39 to ensure that the policy sets out the correct approach regarding the contribution of setting to significance and opportunities for new development within the setting of a heritage asset respectively. I have also deleted the paragraph from the main modification which references harm to setting, as the NPPF deals with harm to the significance of the heritage asset and this did not form part of the submitted Plan. This is set out in NPPF paragraphs 132, 133 and 134 and the changes will ensure that Policy DM39 is consistent with national policy.
168. In addition, a new Policy DM40, needs to be added to the Development Management Policies in relation to Historic Parks and Gardens in order for the Plan to be consistent with national policy. This is achieved by **DMMM27**. All subsequent policies will need to be re-numbered in light of this modification.
169. As submitted, Policy DM41 in respect of development affecting non-designated heritage assets or their settings, adopts an approach which is inconsistent with the NPPF and this is addressed by **DMMM28**. Following consultation on the MMs and for consistency with national policy I have changed the wording of Policy DM41 by deleting the second part of paragraph 1, by redrafting paragraph 3 regarding the effect of a proposal on the significance of a non-designated heritage asset and by redrafting the fifth paragraph in respect of preserving those elements of setting that make a positive contribution to significance. This reflects the wording of NPPF paragraphs 131, 135 and 137 concerning non-designated heritage assets and the factors that should be taken into account in determining planning applications.
170. Policy DM42 which deals with archaeology requires redrafting to provide consistency with other Plan policies and national policy and this is also achieved by **DMMM28**.

Development Management DPD policies

171. The following Development Management DPD policies also require amendments to ensure the Plan is effective.

172. DM22, DM23, DM25, DM27 set out criteria for leisure facilities and attractions, visitor accommodation, the evening and night-time economy, and open space, sports and recreational facilities respectively. **DMMM16** to **DMMM19** are required to provide clarity and consistency with other plan policies in respect of visitor pressure on internationally designated wildlife sites, creation of active ground floor street frontages, and protection and enhancement of designated open spaces, sports and recreational facilities.
173. Policy DM46 seeks to protect landscape character when considering development proposals. **DMMM29** is necessary to re-draft the paragraph regarding Development Affecting Local Landscape Designation, to re-draft and re-name the paragraph regarding Development Affecting Other Important Landscapes (outside of Designated Landscapes) as Development Outside Protected and Designated Landscapes and to delete part of the 9th paragraph of the policy. In addition, it is necessary to re-draft paragraph 12.46 of the explanatory text. This will ensure consistency with Policy EN7.
174. Policy DM29 sets out key design principles that new development will be expected to meet. **DMMM20** is necessary to require new developments to be as sustainable as possible and make a positive contribution to the surrounding landscape and/or townscape, to provide consistency within the Plan.
175. Policy DM50 of the Development Management DPD concerns development in the Green Belt. The PPG indicates that there is no need for a Local Planning Authority (LPA) to reiterate policies that are already set out in the NPPF. **DMMM31** is necessary to re-draft Policy DM50 to ensure consistency with national planning policy.
176. Policy DM52 sets out the criteria to be applied to holiday caravan, chalet, camping pod and log cabin developments. An amendment to the policy is necessary **DMMM32** to add an additional paragraph after criterion XIV regarding the provision of a visitor pack within such developments to explain the sensitivities of nearby environmental designations in the Morecambe Bay area. This is necessary to comply with the findings of the HRA.

Conclusion on Issue 5

177. For the reasons given above, I conclude that, subject to the MMs proposed, the Plan is justified, positively prepared, effective and consistent with national policy in respect of heritage, culture, and the natural and built environment.

Issue 6 - Does the plan make adequate provision for infrastructure including transport, open and green space, recreation and renewables?

Transport

178. A Local Transport Assessment 2018 assessed the District's highway capacity and the ability of the network to accommodate the Plan's spatial strategy. In my judgement, the suite of policies in the Plan, subject to the MMs, will allow for growth that is sustainable and provide the necessary infrastructure to deliver development that will address congestion, tackle air quality, and promote a modal shift to more sustainable travel patterns and energy generation.

179. I note that Highways England welcomes continued dialogue with the Council to ensure that the transport impacts of the strategic growth areas are appropriately assessed. More detailed assessment of the transport impacts of the strategic growth areas will be required as part of individual planning applications and this is reflected in the requirements for these strategic site allocations. However, at a Plan level I am satisfied that the impacts on the strategic highway network have been appropriately assessed. Moreover, the Plan is subject to review, including early review if necessary, to respond to delivery or infrastructure requirements and this could involve a review of local highways capacity.
180. Infrastructure requirements, including highways, will be matters that will be constantly reviewed as the strategic sites are developed. It may therefore be necessary, under the stepped approach adopted for these sites, to reappraise the Local Transport Assessment 2018 evidence base going forward. This could be done at the time of the earliest review of the Plan and employ a method such as a Strategic Transport Model and include matters such as the Bus Rapid Transit system, the cycle superhighway and the reconfigured Junction 33.
181. Policy SP10 seeks to improve transport connectivity in the light of the Lancashire County Council's Highways and Transport Masterplan. Two new sentences need to be added to the end of third paragraph in respect of traffic impacts from strategic developments. This will be achieved by **SPMM8** and is necessary to ensure the Plan is effective. Prescriptive details on how contributions will be calculated will be a matter for the County Council as highway authority through the operation of the Masterplan.
182. The Lancaster Canal which runs through the District, is a significant environmental, recreational and sustainable transport asset to the area. Policy T3 sets out a list of criteria to be addressed when development proposals which would affect the canal are considered. **SPMM53** is required to add a criterion to the policy regarding development adjacent to waterways to ensure the Plan is effective.

Recreation and open and green space

183. Policy DOS8 (formerly DOS10) identifies land at the former Thomas Graveson Site, Warton Road, Carnforth to provide improvements to its environmental value and recreation offer, as identified under Policy SC5. **SPMM43** is necessary to add a new paragraph regarding mitigating harm and/or maximising enhancements. An additional paragraph also needs to be added prior to the final paragraph of the policy in respect of Internationally designated sites. This will provide consistency with the outcomes of the SA process and ensure the Plan is effective.
184. There are several greenspace networks and recreational open space systems in the District. These greenspace systems can form the basis of a network of open spaces for recreation, biodiversity and the development of the District's walking and cycling network. Policy SC4 identifies a number of greenspace networks that will be protected from development, which would cause inappropriate harm and damage to their value and integrity. **SPMM51** is needed to remove the Lancaster University Campus and the Eastern Fringes of Lancaster site from the list of Green Space Networks in the policy, in order to

provide consistency with other policies in the Plan and ensure it is positively prepared.

185. The Plan identifies two local landscapes designations as Key Urban Landscapes and Urban Setting landscapes. Policy EN5 (formerly EN7) seeks to protect them from development that would erode their character. **SPMM47** is necessary to redraft the explanatory text in order to be consistent with the evidence base that underpins the Plan. In addition, **SPMM48** is necessary to ensure Policy EN6 (formerly EN8) refers to areas of separation and the Lancaster South Area Action Plan and to redraft the third paragraph to give clarity to the policy. These MMs are necessary to ensure the Plan is effective.
186. The use of the terms *openness* and *coalescence of settlements* is clear regarding their meaning in the context of Policy EN6 and would not be conflated with their meaning in terms of national Green Belt policy. The detailed operation of the area of separation in respect of South Lancaster will form part of the forthcoming Area Action Plan.
187. Similarly, Policy EN8 (formerly EN10) which seeks to protect the Grab Lane Preserved Setting Area needs to explain the extent of the setting and the means by which it will be preserved. This is achieved by **SPMM49**, while **SPMM52** is necessary to remove the reference to Bailrigg Garden Village and South Carnforth from Policy SC5 as the former is to be dealt with under the Lancaster South Action Plan and the latter has been deleted. These MMs are necessary to ensure the Plan is effective.
188. The Plan identifies several important areas of local green space across the District that hold particular importance to the community and have been designated to be protected against inappropriate development. Policy SC2 lists among these areas Freeman's Wood (SC2.1), included for its historic significance and recreational value.
189. In this regard, paragraph 76 of the NPPF advises that local communities, through local and neighbourhood plans, should be able to identify for special protection, green areas of particular importance to them. By designating land as Local Green Space, local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.
190. Part of the site in question is former industrial land and it presently contains a mix of grassland, playing fields, scrub vegetation with self-seeded trees and hard-standings. It stands between an industrial estate and the open countryside, in close proximity to a residential area which it would serve. In terms of historical significance, the land appears to have been ancillary to the adjacent industrial sites, particularly the Williamson Factory whose workers used it as a recreation area. In more recent times it appears to have been in informal recreational use by local residents. In terms of the richness of its wildlife, it is close to the Lune estuary and a nature reserve and it is claimed that it is a staging post for migrating birds and a valuable habitat for insects and mammals.

191. While I note the responses from local residents (including the Friends of Freeman's Wood and Coronation Field Group) in support of the designation, given the land ownership, split between private and public ownership, legal access across the site appears to be restricted to the proposed statutory footpaths (the Order for these footpaths has yet to be confirmed). The area did not appear at the time of my visit to be a tranquil area given the adjacent urban noise. Moreover, I observed that the area of land under consideration is large, extending to around 13.66 hectares. In my judgement, it is an extensive tract of land and in that regard alone would be inconsistent with the requirement for designation as set out in the NPPF.
192. The NPPF makes clear that such designation will not be appropriate for most green areas or open space and that local policy for their management should be consistent with policy for Green Belts. Notwithstanding the interest shown by the local community in having the area designated as a Local Green Space and the argument that this would be consistent with the local planning of sustainable development, I consider that it has not been demonstrated that this site fully meets the criteria set out in the NPPF for designation and is not suitable for the local policy regime envisaged. Consequently, **SPMM50** is necessary to delete the reference to Freeman's Wood from Policy SC2 as it is not suitable for designation as a Local Green Space. The MM will also ensure that Policy SC2 refers to *not inappropriate* to be consistent with national policy.
193. In addition, Policy DOS3 (formerly DOS5) supports opportunities to improve recreational and open space infrastructure at land at Willow Lane in Lancaster. **SPMM38** is needed to remove the reference to the land at Willow Lane being identified as a Local Green Space under Policy SC2, to provide consistency within the Plan and ensure it is effective.

Development Management DPD Policies

194. The following policies which are relevant to infrastructure also require main modifications to ensure the Plan is effective.
195. Policy DM53 supports proposals for renewable and low carbon energy schemes where direct and indirect impacts are, or will be made, acceptable. **DMMM33** is necessary to re-draft the policy by replacing the second and forth paragraphs to ensure consistency with national policy. I consider that as modified, the policy provides a sound basis for the consideration of low carbon proposals setting out a criteria based approach for their assessment, including the provision of an urban boundary buffer, subject to the explanatory text that each location and situation is different, so all proposals will be assessed and considered on their individual merits.
196. Policy DM57 seeks to ensure that development promotes health and well-being and contributes to addressing health inequalities. **DMMM34** is necessary to add two new paragraphs to the supporting text and to add a paragraph to the policy referencing other relevant policies in the Plan. This will ensure consistency within the Plan.
197. Policy DM58 seeks to co-ordinate the provision of infrastructure arising from new development. **DMMM35** is necessary to provide a factual update to the Council's approach to CIL in the light of the Government's review of the CIL

system. The modification will also re-draft paragraphs 16.5 and 16.7 of the supporting text.

198. Policy DM59 supports telecommunications and broadband improvements. **DMMM36** is necessary in respect of smaller schemes to encourage Fibre for the Premises to be provided where viable to do so.
199. Policy DM61 seeks to protect and improve the environment for walking and cycling. **DMMM37** is necessary to ensure consistency within the plan in improving the existing pedestrian infrastructure and supporting the growth of the local cycling network within the District, by linking with Policy T2.
200. Policy DM63 seeks to maximise opportunities for the use of sustainable modes of travel. **DMMM38** is necessary to make clear the policy includes hospital developments in the need to provide a Travel Plan.
201. Policy DM64 seeks to address transport issues within the District. **DMMM39** is necessary to make clear the extent of the highway capacity improvements on the A6 corridor, to prioritise public transport, pedestrian and cycling movements in the traffic management improvements in Lancaster City Centre and to make clear that proposals which by their scale, location and nature, compromise the delivery of strategic highway and transport improvements in the district will not be supported. The MM will also explain the circumstances under which the Council may seek contributions towards the delivery of new infrastructure to achieve the aims and objectives set out in the Highways and Transport Masterplan.
202. Policy DM31 seeks to ensure that all development minimises the emission of harmful air pollutants during operational phases. **DMMM21** is necessary to re-draft the policy and add explanatory text to reflect the Council's up-to-date position on air quality, particularly in respect of Air Quality Management Areas. In terms of the scope of the policy, I consider that in seeking to keep increases in air pollution to a minimum, it is reasonable to place the onus on developers, where any development has the potential to, individually or cumulatively, contribute to increasing levels of air pollution, to demonstrate how either on-site or off-site mitigation measures will be put in place to reduce the air quality impact.
203. Policy DM33 establishes that new development will be required to minimise the risk of flooding and sets out how the need for sequential and exceptions tests will be engaged. **DMMM22** is required to redraft parts of the policy and its explanatory text to reflect the Council's up-to-date position on critical drainage areas, strategic flood risk assessment and SuDS.
204. Policy DM34 sets out how surface water run-off and sustainable drainage should be managed. **DMMM23** is necessary to redraft part of the supporting text to provide consistency with other policies in the Plan in respect of SuDS and drainage.

Conclusion on Issue 6

205. For the reasons given above, I conclude that, subject to the MMs proposed, the Plan is justified, positively prepared, effective and consistent with national policy in respect of provision for infrastructure including transport, open and green space, recreation and renewables.

Assessment of Legal Compliance

206. My examination of the legal compliance of the Plan is summarised below.

- The Local Plan has been prepared in accordance with the Council's Local Development Scheme.
- The Council has produced a Statement of Community Involvement (SCI) and a Consultation Statement which set out the details of consultation undertaken on the Plan, including who was consulted, what was covered and how the Council engaged with the community. They indicate that members of the public and local organisations, such as the Town and Parish Councils, were given the opportunity to be involved and make representations at the different stages of the Plan preparation process, in accordance with the SCI. This is set out in the Council's Consultation Statement (February 2018) (SD_009 and updated in LCC4.4).

Early engagement included a combined scoping exercise, thematic workshops for key planning topic areas, specific engagement with rural communities, spatial planning exercises and consultation on a range of spatial options for delivering future development needs. These consultation events took place between 2011 and 2014. The Council also undertook a number of drop-in events across the district in respect of the Plan, affording members of the public the opportunity to ask questions of planning officers. Further engagement with the public and key stakeholders took place under the People, Homes and Jobs consultation (2015) which set a range of spatially specific options for how evidenced development needs could be met in the district.

There has been some criticism of the Council's approach to consultation. While I note that the use of digital technology has been widely employed, hard copies of the Plan and evidence documents were made available at key public buildings around the District. The local press and promotional material have supplemented the use of the Council's website and social media. Paper consultation forms were provided on request and representations in writing have been accepted.

Ad hoc meetings and briefings with Parish and other interest groups were held at various locations in the District during the Plan's preparation. This afforded such bodies and members of the public the opportunity to engage with Council Officers. These meetings were in addition to the formal public consultation undertaken by the Council.

It is clear that some individuals and Parish Councils feel that they have not been listened to and that their views have not been fully taken into account. However, positive preparation of a plan does not mean that all will be satisfied with the outcome. There is a balance to be struck between the requirements of national policy, the development needs of the area and environmental constraints. In my judgement, the Council has actively engaged with and

responded to, all of the views expressed and has satisfactorily involved the local community in the Local Plan process.

- Sustainability Appraisal Reports for the Strategic Policies and Land Allocations DPD (January 2017) and Development Management DPD (December 2018), (including the addendum dated March 2019) have been carried out and are adequate. Alternative strategies were considered in these reports. Further addenda to the SA Reports (both dated August 2019) considered the MMs, including the amended housing requirement, and concluded that there were no significant implications for the earlier SA Reports. Overall the SA is adequate.
- The Habitats Regulations Appropriate Assessment (AA) Screening Reports for the Strategic Policies and Land Allocations DPD (March 2019) and Development Management DPD (October 2018) both considered the potential implications of the Plan for European sites within and near to the District boundary. The Reports were both updated (August 2019) with regard to the MMs. In respect of the former, eight allocation sites were taken through to appropriate assessment with mitigation measures included in the Plan to offset potential impacts. No further AA of the Development Management DPD was deemed to be required. Accordingly, the Plan is legally compliant with respect to the Habitats Regulations, and in coming to that view I have had regard to the views of Natural England who stated in a letter dated 5 February 2019 that subject to the helipad site being excluded from Policy SG12 (formerly SG14) they were content the Plan was compliant with the HRA.
- The Plan includes policies designed to ensure that the development and use of land in the local planning authority's area contribute to the mitigation of, and adaptation to, climate change. The Plan includes a range of Policies aimed at delivering sustainable growth, promoting sustainable design methods to minimise energy use, reduce emissions and maximise energy efficiency, improving air quality and reducing the need to travel by private car.
- The Plan complies with all other relevant legal requirements, including in the 2004 Act (as amended) and the 2012 Regulations.
- I have had due regard to the aims expressed in S149(1) of the Equality Act 2010. This has included my consideration of several matters during the examination including the preparation of a Gypsy and Traveller Site Allocations DPD and policies to meet the need for accessible and adaptable housing.

Overall Conclusion and Recommendation

207. The Plan has a number of deficiencies in respect of soundness for the reasons set out above, which mean that I recommend non-adoption of it as submitted, in accordance with Section 20(7A) of the 2004 Act. These deficiencies have been explored in the main issues set out above.
208. The Council has requested that I recommend MMs to make the Plan sound and capable of adoption. I conclude that with the recommended main modifications set out in the Appendix, the Lancaster Local Plan, Part One: Strategic Policies and Land Allocations Development Plan Document and Part Two: Development Management Development Plan Document satisfy the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the National Planning Policy Framework.

Richard McCoy
Inspector

This report is accompanied by an Appendix containing the Main Modifications.

Appendix – Main Modifications

The modifications below are expressed in either conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modifications in words or italics.

The page number and paragraph numbering below refer to the submission Local Plan and do not take account of the deletion or addition of text.

Although the MMs cover the two documents of the Plan that have been examined, the numbering is consecutive such that the first number under the Development Management Development Plan Document flows on from the last number of the District Strategic Policies and Land Allocations Development Plan Document.

Strategic Policies and Land Allocations Development Plan Document

| Ref | Page | Policy / Paragraph | Main Modification |
|-------|------|--------------------|--|
| SPMM1 | 20 | SO4 | <p>To include a further objective which relates to air quality which reads</p> <p><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></p> |
| SPMM2 | 26 | SP3/7.18 | <p>Additional paragraph to be included following paragraph 7.18 to read</p> <p><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></p> |
| | 27 | SP3 | <p>Delete words from the Second Sentence of the Policy to read</p> <p>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.</p> |

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| | 28 | SP3/7.23 | <p>Delete the paragraph</p> <p>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 Arnside 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.</p> |
| SPMM3 | 32 | SP4 | <p>Amend the 6th Bullet Point to read</p> <p>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 <u>at the within the Lancaster University Estate (including land at the Lancaster University Health Innovation Campus and where deemed appropriate the wider University Estate).</u></p> |
| SPMM4 | 34 | SP5 | <p>Amend final paragraph to read</p> <p>The development of these sites will seek to deliver approximately 48.9 hectares of new employment land and will provide opportunities <u>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).</u></p> |
| | 34 | SP5 | <p>Additional footnote to be included in relation to employment land in the North Lancaster Strategic Site to read</p> <p><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></p> |

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| SPMM5 | 37 | SP6/9.19 | <p>Amend paragraph to read</p> <p>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 <u>4, 3 years post the official plan period of 2031/32</u> and equivalent to an annual average requirement of 522 dwellings per annum. <u>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.</u> This means that in housing delivery terms the plan will cover a period of 23 years.</p> |
| | 37 | SP6/9.19 | <p>Additional paragraph to be added following 9.19 to read</p> <p><u>The delivery of 522 dwellings per annum represents a substantial uplift in development from that currently set in the adopted Core Strategy. The Local Plan acknowledges that the ability to deliver this uplift is challenging with the plan reliant on the delivery of a number of strategic sites which are not anticipated to contribute significantly to the supply until the later stages of the plan period. On this basis and in order to deliver an aspirational but realistic Local Plan Policy SP6, whilst seeking to deliver an overall housing requirement equivalent to an annual average range of 522 dwellings per annum, the Local Plan establishes a stepped programme of delivery, identifying a series of uplifts programmed to coincide with the delivery of strategic sites within the district. The stepped approach is set out in Table 9.1 of this DPD.</u></p> |
| SPMM5 | 37 | SP6/9.20 | <p>It is important to note that <u>in all instances the stepped housing requirement</u> this is a net minimum figure for new homes in the district and where opportunities exist for additional sustainable development these will be supported in consideration against other policies within this Local Plan.</p> |

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| | 37 | SP6/9.20 | <p>New table to be included following paragraph 9.20 (table to be labelled 9.1) to show stepped approach take to housing delivery. Table to read</p> <p><u>PLAN PERIOD - HOUSING REQUIREMENT - REQUIREMENT TOTAL</u></p> <p><u>Pre-Adoption - 2011/12 to 2018/19 - Continue the application of the adopted 400 dwellings per annum requirement - 3,200 dwellings</u></p> <p><u>Post-Adoption Years 1-5 - 2019/20 to 2023/24 - Apply stepped increase to 485 dwellings per annum - 2,425 dwellings</u></p> <p><u>Post-Adoption Years 6-10 - 2024/25 to 2028/29 - Apply stepped increase to 685 dwellings per annum - 3,425 dwellings</u></p> <p><u>Post Adoption Years 10-12 - 2029/30 to 2030/33 - Apply stepped increase to 695 dwellings per annum - 1,390 dwellings</u></p> <p><u>TOTAL - 10,440 dwellings</u></p> <p><u>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</u></p> <p><u>TOTAL - 12,006 dwellings</u></p> |
| | 37 | SP6/Table 9.2 | <p>Amend table 9.2 to read</p> <p>PLAN PERIOD YEAR- COMPLETIONS - DELIVERY EXPECTATION</p> <p>Pre-adoption - 2011/12 - 2017 6 / 18 7 - 2,070 <u>2,595</u> - N/A</p> <p>Pre-adoption - 2017/18 - 2018/19 - N/A - 941 <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> |
| | 38 | SP6/9.25 | <p>Delete the paragraph and associated footnote (27)</p> <p><u>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'</u></p> |

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| | 38 | SP6 | <p>First paragraph of the policy amended to read</p> <p><u>Between 2011/12 and 2030/31 2033/34 the Council will seek to deliver 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> |
| SPMM5 | 38 | SP6 | <p>Additional paragraphs to be added following the first paragraph of the Policy SP6, additional paragraphs to read</p> <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> |

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| | 38 | SP6 | <p>Amendments made to the table presented in Policy SP6, the table should read</p> <p>POLICY REF - SITE NAME - <u>TOTAL</u> NO OF DWELLINGS - NO OF DWELLINGS ANTICIPATED</p> <p>STRATEGIC DEVELOPMENT SITES</p> <p>SG1 - Bailrigg Garden Village South Lancaster Broad Location for Growth- 3,500 - 1,655 <u>1,205</u></p> <p>SG7 <u>8</u> - East Lancaster Strategic Site - 900 <u>930</u> - 900 <u>525</u></p> <p>SG9 <u>10</u> - North Lancaster Strategic Site - 700 - 700</p> <p>SG11 <u>13</u> - Land at Lundsfield Quarry - 200 <u>250</u> - 200 <u>225</u></p> <p>SG14 - Land South of Windermere Road, Carnforth - 500 - 500</p> <p>TOTAL STRATEGIC SITE CONTRIBUTION THROUGH THE PLAN PERIOD - 3,955 <u>2,655</u></p> <p>H1-H9 - Non Strategic Site Delivery Residential Delivery in Urban Areas - 1,241 <u>935</u></p> <p>H2 - Residential Delivery in Rural Areas - 409</p> <p>DOS1 - DOS8 <u>11</u> - Development Opportunity <u>Sites</u> - 925-776 - <u>481</u></p> <p>Non-Allocated Sites with Permissions - 1,679 <u>966</u></p> <p><u>Pending Decisions on Non-Allocated Sites as of 01/01/19 - 251</u></p> <p>Student Accommodation - 1,407 <u>2,249</u></p> <p>Sites identified via Arnside and & Silverdale AONB DPD - 22 <u>21</u></p> <p>Additional Supply including Neighbourhood Plan Delivery Expectations - 1,385 <u>557</u></p> <p>Completions 2011/12 - 2015/16 -2017/18 - 1,442 <u>2,595</u></p> <p>Total - 12,056 <u>11,119</u></p> |
| SPMM5 | 38 | SP6 | <p>Amend the fourth paragraph of the Policy to read</p> <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 <u>in line with the Monitoring Framework set out in Chapter 25 of this DPD.</u></p> |

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| SPMM6 | 40 | SP7/10.3 | <p>Delete paragraph 10.3 in its entirety</p> <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> |
| | 40 | SP7 | <p>Delete the wording of Policy SP7 in its entirety and replace with the following text</p> <p><u>Lancaster district has an extraordinarily rich and varied historic environment which is described in more detail through this chapter of the Plan. The heritage assets within the district have all played a major role in helping to shape the district's distinctive identity.</u></p> <p><u>The character of the district is shaped by both the local landscape and townscape built heritage. The district has a rich cultural history that dates back to the Roman prehistoric period and contains a large range of historical assets that chronicle the history of the district through the ages. These are important assets that are protected, either via listing or other designation, from proposals that would harm their heritage significance. These are set out in the list below. The Local Plan will ensure that these designations are protected or enhanced so that their long-term status can be secured.</u></p> <ul style="list-style-type: none"> <u>• Extensive evidence of prehistoric activity, with settlement remains and field systems in the eastern uplands, and defended enclosures such as Warton Crag;</u> <u>• Major Roman sites such as the forts at Lancaster and Over Burrow, with a network of roads and civilian settlements and industrial sites such as the Quernmore Pottery Kilns;</u> <u>• Evidence of Dark Age and early medieval activity in the eastern uplands and at St Patrick's Chapel, Heysham and its rock-cut graves;</u> <u>• Motte and Bailey Castles along the Lune Valley, attesting to the Norman Conquest of the area and later medieval fortifications, including those in Lancaster, Halton, Hornby, Melling, Arkholme and Whittington;</u> <u>• Medieval ecclesiastical sites such as Cockersands Abbey and Lancaster Priory and many village churches of a similar date;</u> |

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| SPMM6 | | | <ul style="list-style-type: none"> • <u>Remaining historic agricultural structures which have shaped the character of our rural areas and provide evidence of earlier farming practices and innovation;</u> • <u>Remnants of the district's industrial heritage including Lancaster Canal, Glasson Dock, Lune Aqueduct, railway heritage including the significant former Carnforth Motive Power Depot, warehouses, mills and other significant buildings, including those associated with the smaller industries of furniture and stained glass manufacture and brewing;</u> • <u>Evidence of the district's maritime heritage and the significant role it played in international trade, including river frontage, Custom House and warehouses of St George's Quay, Sunderland Point and Glasson Dock, Lancaster's 'outport';</u> • <u>Evidence of Lancaster's role as a regional centre of mental healthcare provision throughout the 19th Century and early 20th Century, with significant buildings such as Standen Park House, the Moor Hospital, including Ridge Lea and the Royal Albert Hospital;</u> • <u>Evidence of Lancaster's great military associations and home of the Kings Own Regiment, including the White Cross Barracks, former Bowerham Barracks (now the University of Cumbria campus) and Westfield Memorial Village;</u> • <u>Significant education buildings which reflect the development of the education system of this country, but also demonstrate some of the finest architecture including Lancaster Royal Grammar School, Ripley St Thomas School, the Storey Institute and Morecambe's former Art and Technical School;</u> • <u>Key cultural assets encompassing designed landscapes, including public parks and cemeteries, museums, assembly rooms, theatres, libraries and commemorative structures, such as war memorials, the Queen Victoria Memorial, Ashton Memorial and the seaside heritage of Morecambe;</u> • <u>The 18th Century and early 19th Century townhouses, many of which are intact in Lancaster;</u> • <u>The extensive network of tightly enclosed streets, backstreets and ginnels in Lancaster City Centre as well as the few remaining yards or courts, such as Swan Court, where the poorest housing tended to be found, packed in and accessed through arches off the main streets;</u> • <u>Buildings associated with Lancaster's significant role as the host of the Assize Court from the 16th Century including the Castle and Judge's Lodgings; and</u> |

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| | | | <ul style="list-style-type: none"> • <u>The high quality civic and institutional buildings such as the Old and New Town Halls.</u> <p><u>The Council recognises the features which make the district special, and is in the process of producing a district-wide Heritage Strategy which will help inform the evolving evidence base of the Local Plan. The Local Plan will be used as a vehicle to pro-actively manage the historic environment, protect it from inappropriate development and explore opportunities to improve and enhance the significance, character, appearance and archaeological significance of Lancaster's heritage assets and their settings.</u></p> <p><u>The Council will also explore opportunities to maximise wider public benefits and reinforce Lancaster's unique identity through the promotion, understanding, interpretation and enjoyment of the District's historic environment.</u></p> <p><u>As well as fulfilling its statutory duties, the Council will:</u></p> <ul style="list-style-type: none"> a) <u>Seek to identify, protect and enhance local heritage assets;</u> b) <u>Promote heritage-led regeneration, including development opportunities in Lancaster City Centre;</u> c) <u>Produce and review conservation area appraisals and management plans;</u> d) <u>Develop a positive strategy to safeguard the future heritage assets at risk;</u> e) <u>Adopt a proactive approach to utilising development opportunities to increase the promotion and understanding of the District's archaeology; and</u> f) <u>Regularly review the District's Heritage Strategy.</u> |
| SPMM7 | 41 | SP8 | <p>Amend the second paragraph of the policy to read</p> <p>The Council recognises the importance of biodiversity and geodiversity, and has prepared a Local Plan that will seek to protect sites of recognised importance; it will also seek to protect areas of land that are functionally linked to areas which are of International and/or National importance.</p> |
| SPMM8 | 43 | SP10 | <p>Final paragraph of the policy to read</p> <p>New development will be expected to be sited in sustainable</p> |

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| | | | locations that ensure a range of transport options and seek to reduce the need to travel. Where it is appropriate and necessary to do so, development proposals will be expected to contribute to the delivery of important transport infrastructure. <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> |
| SPMM9 | 45 | SG1 | The title of Chapter 12 should be amended to read <u>12. Bailrigg Garden Village Lancaster South Broad Location for Growth (including Bailrigg Garden Village)</u> |
| SPMM10 | 58 | SG1 | The title of Policy SG1 should be amended to read <u>Policy SG1: Bailrigg Garden Village Lancaster South Broad Location for Growth - including Bailrigg Garden Village</u> |
| SPMM10 | 48 | SG1 | First paragraph of the Policy amended to read The Council has identified a broad location for growth for in <u>in South Lancaster, including for the development of the 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 and wider University related expansion.</u> |
| | 48 | SG1 | Sub-title and second paragraph of the Policy amended to read <u>Key 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: |
| | 48 | SG1 | Amend 1 st Bullet point to read 1. Involving local communities in <u>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> |

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| | 48 | SG1 | Additional bullet point to be added following 1 st Bullet Point to read <u>2. 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> |
| | 48 | SG1 | Amend 3 rd Bullet Point to read 3. Seeking a modal shift in local transport movements between <u>South Lancaster</u> , the Garden Village, including Lancaster University Campus <u>and</u> Lancaster City Centre and beyond into the employment areas of Morecambe / Heysham through the delivery of a Bus Rapid Transit System and Cycling and Walking Superhighway network. |
| | 48 | SG1 | Amend 4 th Bullet Point to read 4. Delivering a wide range of market and affordable housing, in terms of type and tenure to ensure that opportunities to live in the Garden Village are available to all sections of the community and contribute significantly to the <u>creation of cohesive, balanced communities and thereby assist the</u> district in meeting its evidenced housing needs particularly in the medium to long term phases of <u>within</u> the Local Plan period. |
| | 48 | SG1 | Amend 5 th Bullet Point to read 5. Ensuring that the necessary infrastructure to deliver <u>achieve</u> sustainable growth is delivered in the right place, at the right time, to address strategic constraints to the delivery of future development <u>in the South Lancaster area.</u> |
| SPMM10 | 48 | SG1 | Amend 6 th Bullet Point to read 6. The creation of sufficient area of high quality open spaces to provide a distinct sense of place and deliver a network of green corridors <u>and walking and cycling routes</u> across the Garden Village <u>South Lancaster area</u> to the benefit of the local environment and residents. The delivery of such spaces <u>and routes</u> should <u>make for</u> include distinct areas of separation between the Garden Village and <u>new development and the urban edge of South Lancaster, Bailrigg Village and also Galgate and give potential to bring forward</u> investigate the opportunities for a new country park. |
| | 48 | SG1 | Additional bullet point to be added following 6 th Bullet Point to read <u>7. Development proposals will need to take account of the recommendations for mitigating harm and/or maximising enhancements as set out in the Council's Heritage Impact Assessment for this area.</u> |
| | 48 | SG1 | Amend 8 th Bullet Point to read |

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| | | | 8. The creation of healthy and cohesive communities through the delivery of high quality development and the correct levels of services, <u>open space</u> and infrastructure which is provided in safe and accessible locations. |
| | 48 | SG1 | Amend 9 th Bullet Point to read 9. The sympathetic masterplanning of new facilities and growth within the campus of Lancaster University for a range of education facilities, and student accommodation , <u>visitor accommodation and ancillary uses located primarily at the Bailrigg Campus, the Lancaster University Health Innovation Campus and in appropriate locations within the wider University estate in the context of its sensitive landscape setting.</u> |
| | 48 | SG1 | Additional bullet point to be added following 9 th Bullet Point to read <u>10. 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> |
| | 48 | SG1 | Amend 11 th Bullet Point to read 11. Taking proper account of the need to reduce the impacts of Climate Change in the design of new development <u>to minimise its contribution to, and the impacts of, Climate Change and to-</u> This should ensure that new development is resilient <u>and adaptable</u> to the effects of Climate Change. |
| | 48 | SG1 | Amend 12 th Bullet Point to read 12. Managing water and run-off to safeguard development, assuring public safety and amenity <u>with</u> and take active measures <u>within development</u> to reduce flood risk within the area and downstream for both existing and new residents and businesses. |
| SPMM10 | 48 | SG1 | Amend 14 th Bullet Point to read 14. 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 <u>appropriate</u> new technologies for buildings and transport where possible. <u>Proposals should investigate opportunities for localised heating systems in the South Lancaster area.</u> |

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| | 48 | SG1 | <p>Amend 15th Bullet Point to read</p> <p>15. Addressing longstanding constraints and capacity issues in the strategic and local road network through the improvements to traffic management and physical interventions to increase <u>network capacity and advantage sustainable travel</u>. This will involve the re-configuration of Junction 33 of the M6 to <u>afford</u> allow direct motorway access into the <u>South Lancaster area</u> Garden Village and remove motorway traffic from Galgate which is currently designated as an Air Quality Management area (AQMA).</p> |
| | 48 | SG1 | <p>Third paragraph of the Policy amended to read</p> <p>To support the delivery of the Garden Village <u>growth in the South Lancaster area, including development of the Garden Village</u>, there will be a requirement for a wide range of both locally important and strategically important infrastructure, including new highways, public transport network, education provision, new local centre(s), open spaces and green network. These are set out in Policy SG3 <u>of this DPD</u> and will be addressed in more detail <u>through the preparation of the Lancaster South Area Action Plan DPD in the future Spatial Development Framework, which will form a Development Plan Document (DPD) for the Bailrigg Garden Village.</u></p> |
| | 48 | SG1 | <p>Fourth paragraph of the policy amended to read</p> <p>Future p <u>Proposals</u> will need to demonstrate that no <u>Internationally European</u> designated sites would be adversely affected by development either alone or in combination with other proposals, as per the requirements of Policy EN9 of this DPD. In view of the potential for likely significant effects as a result of this allocation, <u>development proposals must accord with the requirements of Appendix D of this DPD must be delivered as part of any future proposal.</u></p> |
| | 48 | SG1 | <p>Delete the fifth paragraph of the policy in its entirety</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> |

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| SPMM10 | 48 | SG1 | <p>Sixth paragraph and associated sub-title amended to read</p> <p><u>Mechanism for Delivery of Growth in South Lancaster, including Bailrigg the Garden Village</u></p> <p>The Council will prepare and implement a specific Development Plan Document (DPD) for this <u>broad location for area of</u> growth, entitled '<u>Lancaster South Bailrigg Garden Village Area Action Plan DPD</u>'. 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> |
| | 48 | SG1 | <p>Amend Bullet Point B to read</p> <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 <u>and against which future development proposals and planning applications will be assessed; and</u></p> |
| | 48 | SG1 | <p>To delete bullet point in its entirety</p> <p>To provide a Spatial Development Framework against which future development proposals and planning applications will be assessed; and</p> |
| | 48 | SG1 | <p>Amend Bullet Point C to read</p> <p>C. To facilitate enable and support the co-ordination and timely delivery of the infrastructure necessary to facilitate growth in this location.</p> |
| | 48 | SG1 | <p>Additional text to be included relating to the early release of land in South Lancaster. Additional text to read</p> <p><u>Development within the broad location 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> |

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| | 48 | SG1 | <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>Amend the final paragraph of Policy to read</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 2022<u>4</u>). 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> |
| SPMM10 | 50 | SG1/12.25 | <p>Amend paragraph to read</p> <p><u>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.</u> 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> |
| | 50 | SG1/12.25 | <p>Additional paragraph to be added following 12.25 to read</p> <p><u>In exceptional circumstances, the Council may permit development proposals that are in advance of the finalisation of the Lancaster South Area Action Plan DPD. As previously stated the Council will not seek to support piecemeal development, however where proposals are consistent with the key growth principles set out in Policy SG1 of this DPD and do not prejudice the wider delivery of Growth in the South Lancaster area (including the Bailrigg Garden Village) then development will be permitted.</u></p> |

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| SPMM11 | 51 | SG2 | Amend first paragraph of the Policy to read 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 with its position in the Bailrigg Garden Village and in relation to Lancaster University which is directly to the south of this site. |
| | 51 | SG2 | Additional criterion to be added to the policy 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> |
| | 51 | SG2 | Amend Criterion VIII of Policy to read The preparation of a Flood Risk Assessment that details how, through the design, construction and occupation phases of development, proposals 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> . This should include suitable and appropriate mitigation measures which can be delivered to the satisfaction of both the Environment Agency and the Lead Local Flood Authority; |
| SPMM12 | 54 | SG3 | Amend 1 st Bullet Point to read The reservation and management of land to appropriately manage <u>ensure the effective management of</u> water, providing e-flood mitigation and provide for new habitats for wildlife. |
| SPMM12 | 54 | SG3 | Amend 5 th Bullet Point to read Improved cycling and walking linkages from the <u>South Lancaster Garden Village</u> 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> |
| SPMM13 | 55 | SG4 | Additional bullet point added to the Policy to read <u>Safeguard those elements that contribute to the significance of the City's rich historic environment whilst also promoting opportunities for its enhancement and its role.</u> |
| SPMM14 | 58 | SG5/13.13 – 13.20 | Delete paragraphs 13.13 to 13.20 in their entirety The Council will continue to support proposals for main town centre uses on land at Canal Corridor North in Central Lancaster, encouraging the expansion of the retail, leisure and cultural offer for the City Centre and taking the opportunity to enhance Lancaster's role as a sub-regional centre, regaining |

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| | | | <p>market share and retaining its provision as the main centre within the district in accordance with Policy TC1 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.</p> <p>The principles of redevelopment and regeneration at the Canal Corridor North site have been widely accepted via previous planning decisions and appeals. Importantly, during the 2009 Public Inquiry into regeneration of the 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) the scale of the regeneration project will remain the same and therefore the Council is comfortable that the Canal Corridor remains the sequentially preferable location to deliver opportunities for comprehensive regeneration and improvements to the city centre.</p> <p>Development at Canal Corridor North will result in the regeneration of significant areas of derelict sites and buildings and would in due course expand the boundaries of Lancaster City Centre. Any proposals must ensure that it integrates positively with the existing city centre in order to attract users of the City Centre to the Canal Corridor site and vice versa. The Council will therefore expect good linkages for pedestrians, in particular appropriate crossing of the Lancaster City Centre one-way system and contribute to fulfilling the objectives of the Lancashire County Council's Highways and Transport Masterplan in relation to the Central Lancaster area.</p> <p>The regeneration of the Canal Corridor North area also provides the opportunity to provide a great presence for Lancaster University and improve the linkages between the university campus and Lancaster City Centre through the creation of new student facilities and student accommodation. The Council will work with in partnership with Lancaster University to investigate opportunities for student accommodation with the Canal Corridor North scheme.</p> <p>The Canal Corridor North site involves the regeneration of land and buildings to the east of the City Centre. This includes a number of historic local buildings which, where it is appropriate and possible to do so, should be retained through the regeneration of this site. The Council has undertaken a heritage assessment of the historical assets found within the</p> |

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| SPMM14 | 58 | SG5 | <p>Canal Corridor North site. The findings and recommendations of this assessment work should underpin the masterplanning for this site and be reflected in future development proposals.</p> <p>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. With regard to the historic environment, any development proposals will be expected to have due regard to Policies DM37—DM41 of the Development Management DPD.</p> <p>The regeneration of the Canal Corridor North site provides an excellent opportunity to address some of the accessibility issues within Lancaster City Centre. It is important that the regeneration of the site recognises the opportunities set out in the Lancaster District Highways and Transport Masterplan, particularly in relation to traffic improvements in Lancaster City Centre and the wider improvements to the cycling and walking network, and assist in implementing these improvements via the masterplan and a partnership approach with the Council and Lancashire County Council.</p> <p>The regeneration of the Canal Corridor presents a significant opportunity for a generational change to Lancaster City Centre. However, it is important that regeneration of this area benefits the whole of the city centre to ensure that businesses and operators also benefit from the significant growth that this regeneration offers. The Council will seek to promote improvement throughout the City Centre via the preparation of a Town Centre Strategy. The strategy will set out a positive and proactive approach towards regeneration, improvement and renewal, ensuring that the benefits (in terms of investment and footfall) arising from the Canal Corridor are shared over the wider city centre.</p> <p>New sub-title and supporting text to accompany Policy SG5 to read</p> <p><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 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></p> <p><u>The principles of redevelopment and regeneration at the Canal</u></p> |

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| | | | <p><u>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></p> <p><u>The Local Plan will seek to support a flexible range of uses in the Canal Quarter site where they boost the existing role and function on the city centre. Suitable uses will include a mix of both comparison and convenience retailing which seek to complement the existing offer, cultural uses which complement and improve the existing facilities at the Dukes and Grand Theatres and commercial leisure uses, in particular placing a greater emphasis on growing the food and drink offer within the city centre, as well as residential development.</u></p> <p><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 which support the emerging economic growth sectors (as defined in the Council's Economic Strategy) will be supported by the Council. In particular, the Council will support the creation of business spaces for digital and creative industries, professional services and other knowledge based sectors.</u></p> <p><u>The redevelopment of the Canal Quarter 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 the city centre. The Council is clear that proposals for the Canal Quarter should seek to complement the 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></p> <p><u>Development in the Canal Quarter should come forward in line with the forthcoming Development Framework for the site, which will be prepared as a Supplementary Planning Document (SPD) to support the policy direction outlined in Policy 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 can provide flexibility and adaptability in how development can evolve in this area.</u></p> |

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| | | | <p><u>Any proposal must ensure positive integration with the existing city centre in order to attract users of the city centre to the Canal Quarter and vice versa. The Council would therefore expect proposals to incorporate good linkages for pedestrians, in particular an appropriate crossing of the Lancaster City Centre Gyratory. Proposals should contribute towards improving the pedestrian environment within the city centre, supporting 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></p> <p><u>As described in Policy SG4 of this DPD, the city centre will evolve into a hub for public transport, with the delivery of a new bus rapid transit system which will connect Bailrigg Garden Village, Central Morecambe and Heysham and the growth areas in East Lancaster and North Lancaster to the city centre. The regeneration of the Canal Quarter must ensure that connectivity to and from these public transport nodes is achieved in such a way that promotes its use and increases pedestrian footfall in and around the city centre.</u></p> <p><u>The city centre is home to an ever increasing number of students from Lancaster University and the University of Cumbria who have an important role in maintaining a healthy and vibrant city centre. The regeneration of the Canal Quarter provides the opportunity for a greater presence for Lancaster University and to improve the links between the areas of higher education and the city as a whole. The Council will seek to support a greater university presence in the city centre through the creation of new cultural, education and leisure facilities which will improve the overall city centre offer.</u></p> <p><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 significant volumes of student accommodation within the Canal Quarter. This is due to the significant amount of student accommodation which has been given permission across the city centre in recent years. The Council will seek to balance the demand and opportunities for student accommodation development within the Canal Quarter with the need to promote a sustainable mix of uses, encourage year round activity and deliver a comprehensive and balanced place-making agenda.</u></p> <p><u>The Canal Quarter involves the regeneration of an area which, in places, has significant historic value. The site includes a</u></p> |

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| | | | <p><u>number of historic 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, entitled 'Lancaster Canal Corridor: Assessment of Heritage Values and Significance' (2012). The findings and recommendations of this assessment work should underpin future proposals.</u></p> <p><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(s) and should have due regard to the relevant policies of the Development Management DPD.</u></p> <p><u>The regeneration of the Canal Quarter presents a significant opportunity for a step-change in improving the function and role of the 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 business and retailers also see benefits and improvements arising from the regeneration of the Canal Quarter.</u></p> <p><u>In order to achieve this, and to clearly define how such benefits will be delivered, the Council will seek 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 increased investment and footfall, are shared with the whole city centre.</u></p> |

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| SPMM14 | 59 | SG5 | <p>Delete the wording of Policy SG5 in its entirety and replace with the following text</p> <p><u>Lancaster Canal Quarter, Central Lancaster</u></p> <p><u>The regeneration and development of the Canal Quarter will be critical to enhancing Lancaster City Centre’s role and function as a sub-regional centre, as identified in Policy TC1.1 of this DPD, to boost its retail, cultural and leisure offer for residents and visitors and continue to meet the needs of people across North Lancashire and South Cumbria.</u></p> <p><u>Development in the Canal Quarter should be brought forward in the context of the Development Framework which will be prepared in the form of a Supplementary Planning Document (SPD). The Framework will build on the direction of this Policy and support the phased regeneration of the Canal Quarter area and provide a document which can be applied in a flexible and adaptable manner.</u></p> <p><u>Future proposals will be expected to involve a mix of main town centre uses which will create a diversity within the city centre. This mixture should look to include a range of retail, cultural, leisure, education, residential and employment uses that will complement the wider centre and provide for balanced place-making within the Canal Quarter area itself. Proposals must provide connections between the new development and wider city centre in order to create a sustainable extension to Lancaster City Centre.</u></p> <p><u>Future proposals should seek to compliment and support the role and function of the existing uses within the city centre and ensure that there is strong connectivity between the two areas.</u></p> <p><u>The Council will support the sympathetic regeneration and redevelopment of the Canal Quarter where proposals address the following matters:</u></p> <p><u>Design Requirements</u></p> <p>I. <u>Ensuring sensitive integration of new buildings with old, seeking to repair and incorporate the existing fabric and retain buildings and features that are of historic importance. Proposals, should make use of the ‘Lancaster Canal Corridor: Assessment of Heritage Values and Significance’ produced in 2012;</u></p> |

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| | | | <p>II. <u>Development proposals must be of a high standard of design which is sympathetic to the local area, making use of local design styles, local materials and where possible, the re-use of stone and architectural features from cleared buildings. The implications of the roofscape should also be considered having regard to impacts on key views in to, and through, the Canal Quarter;</u></p> <p>III. <u>Development proposals should effectively utilise its frontage with Lancaster Canal, where levels permit, to provide opportunities for innovative connectivity, design and improved public realm in accordance with Policy T3 of this DPD;</u></p> <p><u>Transport Requirements</u></p> <p>IV. <u>Sufficient and appropriate provision is made for vehicle parking in accordance with the strategy highlighted in Policy SG4 of this DPD and Policy DM62 of the Development Management DPD;</u></p> <p>V. <u>Provide positive integration between the Canal Quarter and the wider city centre in relation to the urban form and connectivity for all users. Key areas for integration into the highway network will be through linkages to the east towards Bulk Road and Lancaster Canal, to the south towards the A6 (Pointer Roundabout) and the Lancaster Canal, and to west with the provision of an appropriate crossing of the Lancaster City Centre Gyratory to connect the Canal Quarter to the historic core of the city centre;</u></p> <p>VI. <u>Development should complement the proposals and direction of the Lancaster District Highways and Transport Masterplan, promoting the role of cycling and walking in accessing the Canal Quarter, incorporating suitable linkages into the surrounding highway network and contributing to alleviating congestion issues in Lancaster City Centre through a reduction in the need for through-traffic;</u></p> <p><u>Environmental Considerations</u></p> <p>VII. <u>The preparation of a drainage strategy for the site which sets out how water can be managed appropriately to reduce the run-off rates and reduce flood risks within the site and reduce the known risks in the locality. This must, where necessary, include suitable and appropriate mitigation measures which are delivered to the satisfaction of the relevant authorities;</u></p> <p>VIII. <u>Development proposals should ensure that biodiversity is protected, particularly the biological features for which the Lancaster Canal BHS is identified, investigate measures to</u></p> |

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| | | | <p><u>deliver enhancements to key local habitats and species and improve the connectivity to the district's wider ecological network.</u></p> <p><u>Any development proposal should also have due regard to relevant policies contained within the Development Management DPD and the recommendations of the Local Plan (Part One) Sustainability Appraisal.</u></p> |
| SPMM15 | 64 | SG7 | <p>First paragraph of the policy to be amended to read</p> <p>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.</p> |

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| SPMM15 | 64 | SG7 | <p>Delete the second and third paragraphs of the policy in their entirety</p> <p>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 East Lancaster area and the inter-linkages with other areas of new development further to the south of this allocation. The recommendations of the Local Plan (Part One) Sustainability Appraisal should be taken into account when preparing this document.</p> <p>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 wider Lancaster area. Proposals should be brought forward through a comprehensive masterplan for the whole site that address the issues of phasing, delivering the necessary infrastructure and addressing all the issues set out within the Brief.</p> |
| | 64 | SG7 | <p>Amend the fourth paragraph of the Policy to read</p> <p>In preparing the masterplan and Future planning applications, any future proposals will be required to address the following matters to be fully addressed:</p> |
| | 65 | SG7 | <p>Amend the 1st Criterion of the Policy to read</p> <p><u>A comprehensive masterplan for the whole site will be required with future planning application(s) which addresses phasing and 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;</u></p> |
| | 65 | SG7 | <p><u>The development should be appropriately phased including the relocation of Lansil Golf Club (and associated facilities) to a satisfactory and appropriate location to secure their long-term future.</u></p> |

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| | 65 | SG7 | <p>The text of the 5th Criterion to be deleted in its entirety and replaced with the following</p> <p><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. Approximately 30-40% of the residential units will be defined as 'affordable' which includes the delivery of a full range of affordable products through dialogue with the Local Planning Authority.</u></p> |
| SPMM15 | 65 | SG7 | <p>First sentence of the 6th Criterion amended to read</p> <p><u>The Masterplan required by criterion I shall</u> submission of a detailed design statement, recognise ing 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.</p> |
| | 65 | SG7 | <p>The 7th Criterion of the Policy amended to read</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 <u>in accordance with Policy DM30. Proposals</u> This 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;</p> |
| | 65 | SG7 | <p>The 16th Criterion of the Policy amended to read</p> <p><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; 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;</u></p> |

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| | 65 | SG7 | Final paragraph of the Policy amended to read Any <u>future planning application(s)</u> proposal that <u>are</u> 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. |
| SPMM16 | 68 | SG8 | The first sentence of the 1 st Criterion to be amended to read The provision of additional school places at a primary level. To achieve this it is expected that new development <u>will</u> 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. |
| | 68 | SG8 | The 2 nd Criterion of the Policy amended to read 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 <u>in South Lancaster at Bailrigg Garden Village</u> (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. |
| SPMM16 | 68 | SG8 | The 3 rd Criterion of the Policy amended to read The delivery of a new local centre within the Strategic Site SG7 (identified as TC1.11 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 East 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. |
| | 68 | SG8 | Delete the 5 th Criterion of the Policy in its entirety Beyond the on-site contributions to meet localised open space needs, the Council will expect contributions towards the improvement to Williamson Park so that the park may better accommodate increased use of its facilities associated with new development. |

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| | 69 | SG8 | <p>The 6th Criterion of the Policy amended to read</p> <p>The creation of improved cycling and walking linkages between the proposed growth in East Lancaster, Caton Road Employment Area, Lancaster City Centre, the Ridge Estate and new developments to the South of Strategic Site SG7. <u>Opportunities for improvements along the Lancaster Canal should be explored by the applicant and delivered by the Canal and River Trust.</u> Proposals should come forward with appropriate mechanisms for <u>the</u> future maintenance of the new routes.</p> |
| | 69 | SG8 | <p>The third paragraph of the Policy amended to read</p> <p>The Local Plan seeks to identify further housing growth to the East Lancaster area, in particular land at Grab Lane (Policy H4) and land at Lancaster Leisure Park (Policy H5). It is anticipated that contributions will be sought from these developments where it is considered that their development will cause impacts, <u>either individually or cumulatively</u> on the infrastructure outlined in this policy.</p> |
| | 69 | SG8 | <p>An additional paragraph to be added following the third paragraph, text to read</p> <p><u>In particular, beyond the on-site contributions to meet localised open space needs, the Council may expect contributions towards the improvement of Williamson Park so that the park may better accommodate increased use of its facilities associated with the demands of new development in the locality. However, given the scale of open space contributions associated with the East Lancaster Strategic Site (SG7) and the delivery of a new Country Park in this location, development proposals within Policy SG7 will be exempt from this requirement.</u></p> |
| | 69 | SG8 | <p>The final paragraph of the Policy amended to read</p> <p>Where necessary and appropriate to do so, applicants may be required to enter into legal agreements that set out further detailed mechanisms and timings delivery of necessary infrastructure identified in this policy. <u>Where off-site works are required then these can either be physically provided or appropriate contributions can be made for third parties to deliver.</u></p> |
| SPMM17 | 70 | SG9 | <p>The first paragraph of the Policy to be amended to read</p> <p>Greenfield land identified on the Local Planning Policies Map at Hammerton Hall / Beaumont Hall in North Lancaster has been allocated as a site for residential-led development. The Council expects that once fully developed that the site will accommodate approximately 700 dwellings, 2 hectares of high quality B1 employment land and a range of infrastructure necessary to facilitate these new homes and jobs.</p> |

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| | 70 | SG9 | <p>Delete the second and third paragraphs of the Policy in their entirety</p> <p>The Council will prepare a Development Brief to set out in more detail how development of this strategic site should move forward in the context of wider growth in the Lancaster area. The recommendations of the Local Plan (Part One) Sustainability Appraisal should be taken into account when preparing this document.</p> <p>The Council will expect that future proposals for the site should be prepared in the context of this Development Brief and taken forward through a comprehensive masterplan for the whole site that addresses the issues of phasing, delivering the necessary infrastructure and addressing all issues set out within the Brief.</p> |
| | 70 | SG9 | <p>Additional paragraph to be added following the first paragraph to read</p> <p><u>An area of 2 hectares of B1 employment land will be provided within the strategic allocation on land to the east, accessed via Kellet Lane. The Council will support residential development in this employment area should it be demonstrated, following a robust marketing exercise (which has taken place for no less than 2 years following the adoption of the Local Plan), that there is no market demand for the identified use. Such a marketing exercise should demonstrate that the site has been marketed using appropriate media sources at a realistic price for the identified employment use.</u></p> |
| | 70 | SG9 | <p>The fourth paragraph to be amended to read</p> <p>In preparing the masterplan and f Future planning applications; any future proposals will be required to address the following matters to be fully addressed:</p> |
| | 70 | SG9 | <p>The 1st Criterion to be amended to read</p> <p><u>A comprehensive masterplan for the whole site will be required with any future planning application(s). The masterplan should address phasing and T 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 hire area;</u></p> |

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| SPMM17 | 71 | SG9 | <p>The text of the 4th Criterion to be deleted in its entirety and replaced with the following</p> <p><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. Approximately 30-40% of the residential units will be defined as 'affordable' which includes the delivery of a full range of affordable products through dialogue with the Local Planning Authority.</u></p> |
| | 71 | SG9 | <p>The 5th Criterion to be amended to read</p> <p>The submission of a <u>bespoke Design and Access Statement with future planning application(s)</u> detailed design statement, recognising the prominent and sensitive location of the Beaumont Hall area as a northern gateway into Lancaster and its proximity to the Bay Gateway which is to the north. The design, layout and materials used should be sympathetic to the locality and create a strong sense of place, providing a well-designed and high quality environment for its residents;</p> |
| | 71 | SG9 | <p>The 6th Criterion to be amended to read</p> <p>Support will be given to development that seeks to adopt sustainable construction and design methods aimed at minimising energy use, reducing emissions and maximising energy efficiency <u>in accordance with Policy DM30.</u> Proposals this should also include investigate in opportunities to deliver district heating systems and <u>the provision for of electric charging points and infrastructure for electric vehicles in accordance with Policy DM31 of the Development Management DPD;</u></p> |
| | 71 | SG9 | <p>The 10th Criterion to be amended to read</p> <p>The creation of significant green buffers, <u>informed by Landscape and Visual and Heritage Impact Assessments submitted with future planning application(s)</u>, 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> |
| | 71 | SG9 | <p>Additional criterion to be added follow the 11th Criterion to read</p> <p><u>The identification of the Valley Meadow Habitat Creation Area detailing how this will be maintained and protected. This</u></p> |

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| | | | <u>should be prepared in dialogue with Lancashire County Council having regards to the Meadow Habitat Licence Agreement;</u> |
| SPMM17 | 71 | SG9 | <p>The 12th Criterion to be amended to read</p> <p><u>Future planning application(s) Proposals</u> will be expected to fully assess the potential affect impact upon the setting and significance of <u>heritage assets at</u> 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 <u>proposed new</u> development. should be investigated, and w-Where potential concerns may arise, mitigation measures should be put in place. <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. should make use of the Heritage Assessments which have been prepared by the City Council in relation to this site;</u></p> |
| | 71 | SG9 | <p>The 15th Criterion to be amended to read</p> <p>Proposals will be required to demonstrate how they will contribute to the delivery of green <u>infrastructure network</u> corridors and ecological networks, identifying opportunities for enhancing biodiversity, recreation and leisure uses and integrating the delivery of the site with the improved functionality of both the district's ecological and green infrastructure networks;</p> |
| | 72 | SG9 | <p>Under the 'Transport Considerations' sub-title, a further two criterion to be added to read</p> <p><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 an adoptable standard) from Slyne Road (A6) to Hammerton Hall Lane;</u></p> |
| | 72 | SG9 | <p><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></p> <p>Following the Criteria to Policy, a further paragraph to be added to read</p> <p><u>Future proposals will need to demonstrate that no Internationally designated site would be adversely affected by development either alone or in combination with other proposals, as per Policy EN7 of this DPD. In view of the potential for likely significant effects as a result of this allocation, the requirements of Appendix D must be delivered</u></p> |

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| | 72 | SG9 | <p><u>as part of any future proposal.</u></p> <p>Final paragraph to be amended to read</p> <p>Any <u>future planning application(s)</u> proposal that <u>are</u> is submitted for this area will be expected to take fully into account the content of the Development Brief and all other relevant policies within the Local Plan.</p> |
| SPMM17 | 73 | SG9/15.17 | <p>Additional paragraph to be added to the supporting text to read</p> <p><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 of the site should be clearly demonstrated to be robust in terms of making use of the appropriate media (both locally and nationally) and ensure that it is marketed for a realistic price for the identified employment use.</u></p> |
| SPMM18 | 75 | SG10 | <p>The first sentence of the 1st Criterion to be amended to read</p> <p>The provision of additional school places at a primary level. To achieve this it is expected that new development <u>will fund</u> 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.</p> |
| | 75 | SG10 | <p>The 2nd Criterion to be amended to read</p> <p>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 <u>in South Lancaster at Bailrigg Garden Village (as identified via Policy SG1 of this DPD)</u> which will increase the range of secondary school places in the district to meet projected future needs;</p> |

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| | 75 | SG10 | <p>The 3rd Criterion to be amended to read</p> <p>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> |
| SPMM19 | 76 | SG11/ 16.2-16.3 | <p>The deletion of paragraphs 16.2 and 16.3 in their entirety</p> <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 Kellet Road that obscures the site from the main highway network. This permission has now lapsed. The allocation of land for further growth in South Carnforth will allow the Lundsfield Quarry site to be accessed via multiple routes that should improve the deliverability of the site for residential purposes.</p> |
| | 77 | SG11/16.9 | <p>Additional paragraph to be added following paragraph 16.9 to read</p> <p><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 Lundsfield Quarry and Carnforth town</u></p> |

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| | 89 | SG11 | <p><u>centre, which includes a pedestrian / cycle crossing of the Lancaster Canal at an appropriate and logical location.</u></p> <p>The deletion of paragraphs 16.10 and 16.11 in their entirety</p> <p>The Council will expect proposals to come forward with due consideration for the entire South Carnforth area, recognising the interlinked issues that need to be addressed for the sites to come forward. In particular the masterplan needs to set out how the issues of access will be addressed, particularly access into the existing road network at Kellet Road and Back Lane, and how improvements to pedestrian / cycle access will be delivered between the site and the town centre.</p> <p>Proposals should identify how it will address the delivery of infrastructure that is necessary to make the development acceptable in planning terms. Details of necessary infrastructure is set out in Policy SG13 of this DPD. The Council will support the logical long term phasing of the site. However, the Council will not support the piecemeal development of the site that does not address wider issues for the South Carnforth area.</p> |
| SPMM19 | 78 | SG11 | <p>The first paragraph of the Policy to be amended to read</p> <p>Brownfield land identified on the Local Plan Policies Map at Lundsfield Quarry, South Carnforth, has been allocated as a site for residential-led development. The Council expects that once fully developed that this brownfield site will accommodate approximately 2500 dwellings and a range of infrastructure that is necessary to facilitate these new homes.</p> <p>Additional paragraph to be added following the first paragraph of the Policy</p> <p><u>A comprehensive masterplan for the whole site and a bespoke Design and Access Statement(s) will be required with future planning applications. The masterplan will address the phasing and 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 when assessing planning application(s).</u></p> |
| | 78 | SG11 | |

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| | 78 | SG11 | <p>The Second and Third paragraphs of the Policy to be deleted in their entirety</p> <p>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.</p> <p>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.</p> |
| | 78 | SG11 | <p>The 1st Criterion to be amended to read</p> <p>The delivery of infrastructure to make the development acceptable in planning terms, for instance in relation to highway and transport improvement, education and open space provision, including addressing the requirements of Policy SG13 of this DPD in relation to wider strategic infrastructure needs in the South Carnforth area;</p> |
| | 78 | SG11 | <p>The 2nd Criterion to be amended to read</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 of 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> |
| SPMM19 | 78 | SG11 | <p>The text of the 4th Criterion to be deleted in its entirety and replaced with the following</p> <p><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. Approximately 30-40% of the residential units will be defined as 'affordable' which includes the delivery of a full range of affordable products through dialogue with the Local Planning Authority.</u></p> |

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| | 79 | SG11 | <p>The 6th Criterion to be amended to read</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 <u>in line with Policy DM30 of the Development Management DPD. This Development should include investigating opportunities to deliver district heating systems.</u> Proposals should deliver the appropriate provision of electric charging points and other associated infrastructure for electric vehicles in line with Policy DM31 of the Development Management DPD;</p> |
| | 79 | SG11 | <p>A new criterion to be added following the 6th Criterion to read</p> <p><u>Future planning applications should ensure that they do not prejudice the ongoing access to and operation of Carnforth Rangers Football Club;</u></p> |
| | 79 | SG11 | <p>The 9th Criterion to be amended to read</p> <p>The submission of a suitable and appropriate landscaping plan that seeks to <u>maximise the retention and of</u> existing natural features, including the retention of trees and hedgerows, and makes the best use of the topography of the site. Landscaping should seek to enhance the sites position along the Lancaster Canal;</p> |
| | 79 | SG11 | <p>A new criterion to be added following the 9th Criterion to read</p> <p><u>To provide new homes 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, promote the use of alternative areas for recreation such as public open space within the development;</u></p> |
| | 79 | SG11 | <p>The 11th Criterion to be amended to read</p> <p><u>Future planning application(s) Proposals</u> will be expected to address the issues surrounding Lundsfield Quarry North and Lancaster Canal Biological Heritage Sites (BHS) with evidence of how the <u>development BHS will seek to be protected and enhanced the BHS including proposals to</u> and how any residual impacts can be off-set impacts via new planting and habitat creation. The Council will also expect development proposals to deliver positive benefits to biodiversity through the restoration, enhancement and creation of appropriate semi-natural habitats within and through the site to maintain, restore and create functional ecological networks</p> |
| | 79 | SG11 | <p>A new Criterion to be added following the 11th Criterion to read</p> <p><u>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;</u></p> |

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| | 79 | SG11 | <p>The 15th Criterion to be amended to read</p> <p><u>The delivery of improvements to the existing highway network, particularly any necessary improvements to Kellet Road and a highways scheme which provides safe, suitable and appropriate access onto both Kellet Road to the north to the satisfaction of the local highways authority ; 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;</u></p> |
| | 79 | SG11 | <p>The 16th Criterion to be amended to read</p> <p>The incorporation of cycle and pedestrian access with strong and positive linkages to the existing network, including improvements to cycling and pedestrian links from the site into Carnforth Town Centre. <u>This could include 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; and</u></p> |
| | 80 | SG11 | <p>A new criterion to be added following the 16th Criterion to read</p> <p><u>Contributions should be made towards improvements to public transport, with an emphasis on how bus services can be linked with the site providing a local service to Carnforth Town Centre. The Council will expect such improvements to be investigated jointly with Lancashire County Council and the local bus operators.</u></p> |
| | 80 | SG11 | <p>An additional paragraph to be added following the criteria to Policy to read</p> <p><u>Future proposals will need to demonstrate that no Internationally designated site would be adversely affected by development either alone or in combination with other proposals, as per Policy EN7 of this DPD. In view of the potential for likely significant effects as a result of this allocation the requirements of Appendix D must be delivered as part of any future proposal.</u></p> |
| | 80 | SG11 | <p>The final paragraph of the Policy to be amended to read</p> <p><u>Development proposals Any future planning applications that are submitted</u> will be expected to take fully into account the content of the Development Brief and all other relevant policies within the Local Plan.</p> |

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| SPMM20 | 80 | SG12/16.12-16.20 | <p>Delete paragraphs 16.12 to 16.20 in their entirety</p> <p><u>Land to the South of Windermere Road, South Carnforth</u></p> <p>Land to the South of Windermere Road, Carnforth, has been identified as a site for residential development. The site covers an area of 25 hectares and has been identified as having an indicative capacity of approximately 500 dwellings.</p> <p>This allocation site is located to the south of Carnforth, approximately 1km from Carnforth town centre. The land is undulating in character, is relatively open (particularly to the east of the site) and is primarily used for agricultural (pastoral) purposes. The site includes a series of electricity pylons, which traverse the site north to south, and a number of open quarries from historical sand and gravel workings that have taken place on the site.</p> <p>This land has previously been identified within the North Lancashire Green Belt, which was designated in 1991 with the purpose of ensuring that the settlements of Carnforth, Lancaster and Morecambe do not coalesce together. The 2016 Green Belt Review⁺ has concluded that this area continues to retain Green Belt importance however, for the reasoning set out below, the Council has decided through the preparation of a Local Plan that the release of this land from the Green Belt is necessary in this location.</p> <p>Opportunities for growth in the Carnforth area are limited. To the north and west is the Arnsdale and Silverdale AONB, which is protected for its landscape value. To the east the M6 motorway provides a robust boundary from the urban fabric and the open countryside beyond, the opportunities for growth to the north and west are restricted due to flood risk, and accessibility from the road network. These constraints result in the only opportunities for long term growth, on a strategic scale, being located in the south of the town.</p> <p>As a result, the Council has decided that an amendment to the Green Belt is necessary to the South Carnforth area to facilitate opportunities for residential growth, which is reflective of Carnforth's status in the district's settlement hierarchy.</p> |

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| | | | <p>In allocating this site for development purposes the Council recognises the potential that it provides in helping to meet the district's long term housing needs through a well planned, comprehensive development of the site. To this end the Council will be preparing a development brief that provides more detail the content of Policies SG11 and SG12. The Council will welcome a collaborative approach with landowners and developers prior to any planning application being submitted for determination.</p> <p>A key issue to address is the connectivity of the site into the local road network and into Carnforth town centre. The main access points into sites SG11 and SG12 will be achieved from Back Lane and Kellet Road (via development at Lundsfield Quarry). In creating an access point onto Back Lane, improvements will be necessary to the existing road network, particularly in relation to the junction of Back Lane / Kellet Road to ensure that increases in traffic movement does not detrimentally affect the movement of HGV vehicles to quarrying operations within the Carnforth area.</p> <p>This site, whilst on the edge of Carnforth, provides good opportunities for walking and cycling links into Carnforth town centre, via the Lundsfield Quarry site to the north west. The Council will expect future proposals to demonstrate how such connectivity will be delivered and that development of SG12 contributes to the delivery of such infrastructure, including the delivery of a crossing of the Lancaster Canal.</p> <p>There are significant opportunities for improvements to local recreational facilities, particularly looking at improvements to facilities and Carnforth Football and Rugby Clubs. It will be expected that in bringing forward proposals for development in the South Carnforth area that improvements to the outdoor recreational offer are investigated and delivered through new development. Further investigation and detail on the levels of requirement and its integration with the wider SG11 site will be set out in the Development Briefs that are currently under preparation by the Council.</p> |
| SPMM20 | 81 | SG12 | <p>Delete Policy SG12 in its entirety</p> <p>Policy SG12: Land South of Windermere Road, South Carnforth</p> <p>Greenfield land identified on the Local Plan Policies Map to the South of Windermere Road, South Carnforth, has been allocated as a site for residential led development. The Council expects that once fully developed, the site will accommodate approximately 500 dwellings and a range of infrastructure that is necessary to facilitate these new homes.</p> |

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| SPMM20 | | | <p>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 Lundsfield Quarry to the northwest. The recommendations of the Local Plan (Part One) Sustainability Appraisal should be taken into account when preparing this document.</p> <p>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 taken forward through a comprehensive masterplan for the whole site which addresses the issues of phasing, the delivery of necessary infrastructure and addressing the matters set out within the Development Brief.</p> <p>In preparing the masterplan and future planning applications, the Council will require the following matters to be addressed:</p> <p><u>General Requirements & Infrastructure Delivery</u></p> <p>I.—The delivery of infrastructure to make the development acceptable in planning terms, including addressing the requirements of Policy SG13 of this DPD in relation to wider strategic infrastructure needs in the South Carnforth area;</p> <p>II.—The provision of sufficient levels of open space in accordance with the most up to date evidence in relation to the quantitative and qualitative needs for the locality to supplement the strategic improvements identified in Policy SG13 of this DPD. Requirements will also be expected to take account of accessibility issues and should be delivered in accordance with the requirements set out in Policy DM27 of the Development Management DPD;</p> <p>III.—Building an appropriate mix of housing types and sizes to meet evidenced local housing needs within the Council's most up to date Strategic Housing Market Assessment;</p> <p>IV.—Approximately 40% of the residential units will be defined as 'affordable' which include the delivery of a full range of affordable products through dialogue with the Local Planning Authority;</p> <p><u>Design Considerations</u></p> <p>V.—The submission of a detailed design statement, recognising the sites prominent location on the southern edge of Carnforth and its relationship with the North Lancashire Green Belt which is directly to the South. The design, layout and materials used should be sympathetic to the locality to create a strong sense of place, providing</p> |

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| | | | <p>a well-designed and high-quality environment for its residents;</p> <p>VI. Support will be given to development which seeks to adopt sustainable construction and design aimed at minimising energy use, reducing emissions and maximising energy efficiency. This should investigate opportunities to deliver district heating systems, the appropriate provision of electric charging points and other associated infrastructure for electric vehicles;</p> <p>VII. Proposals should seek to provide a positive inter-relationship with the adjacent North Lancashire Green Belt providing a sufficient buffer between new development and the Green Belt to the south;</p> <p><u>Environment Considerations</u></p> <p>VIII. The submission of a suitable and appropriate landscaping plan that seeks to retain existing natural features, including the retention of trees and hedgerows and makes the best use of the topography of the site. Landscaping should seek to enhance the sites position adjacent to Lancaster Canal;</p> <p>IX. 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;</p> <p>X. Proposals should contribute to the delivery of a green corridor and ecological network within South Carnforth with opportunities for enhancing biodiversity, recreation and leisure uses to be investigated via any application;</p> <p>XI. Proposals will be expected to address the issues surrounding Lundsfield Quarry Central Biological Heritage Sites (BHS) with evidence of how the BHS will be protected and enhanced and how any residual impacts can be off set via new planting and habitat creation. The Council will also expect development proposals to deliver positive benefits to biodiversity through the restoration, enhancement and creation of appropriate semi-natural habitats within and through the site to maintain, restore and create functional ecological frameworks;</p> <p>XII. The preparation of a Flood Risk Assessment that details how, through the design, construction and occupation phases of development the matters of flood risk will be dealt with, particularly in relation to the Back Lane Watercourse to the East of</p> |

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| SPMM20 | | | <p>the site. This should include, where necessary, suitable and appropriate mitigation measures which are delivered to the satisfaction of both the Environment Agency and Lead Local Flood Authority;</p> <p>XIII. The submission of a comprehensive drainage plan that sets out how surface water will be managed on the site. Proposals should have regard to the Surface Water Drainage Hierarchy as set out in Policy DM34 of the Development Management DPD.</p> <p><u>Transport Considerations</u></p> <p>XIV. The delivery of a highways scheme which provides safe suitable and appropriate access onto Back Lane and into the Lundsfield Quarry site to the north, as identified under Policy SG11 of this DPD. Further access points should be investigated into the Highfield estate for cycling, walking, public transport and emergency vehicles only;</p> <p>XV. The incorporation of cycle and pedestrian access with strong and positive linkages to the existing network including improvements to cycling and pedestrian links from the site into Carnforth Town Centre via the Lundsfield Quarry site.</p> <p>Development proposals any associated masterplan will be expected to take fully into account the content of the Development Brief and all other relevant policies within the Local Plan</p> |
| SPMM21 | 83 | SG13/16.21 – 16.29 | <p>Delete paragraphs 16.21 to 16.26 in their entirety</p> <p><u>Infrastructure Requirements for South Carnforth</u></p> <p>There are a number of infrastructure requirements that must be addressed in order for growth in South Carnforth to be achieved. Without the delivery of the necessary infrastructure it cannot be demonstrated that growth to the scale proposed is acceptable in planning terms.</p> <p>In order to address matters of infrastructure within the Local Plan, the Council has prepared an Infrastructure Delivery Plan (IDP)² that sets out the infrastructure necessary to make development acceptable in planning terms. The IDP sets out the projects required, their indicative costs where known, the methods of funding that will be used for delivery and the</p> |

² <http://www.lancaster.gov.uk/planning/planning-policy>

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| | | | <p>timescale in the plan period where infrastructure must be delivered.</p> <p>A key challenge to the delivery of growth in South Carnforth is its integration into the existing highway network. The primary access points for both Sites SG11 and SG12 will be achieved from Kellet Road and Back Lane. It is recognised that the route of Back Lane is a strategic route for HGV vehicles travelling between quarry operations in Nether Kellet to junction 35 of the M6. Accordingly any increases in traffic on this route will have to be accompanied by improvements to the route to maintain sufficient and appropriate capacity and traffic flows to the satisfaction of Lancashire County Council. In particular this will require appropriate improvement works to the existing junction at Back Lane / Kellet Road.</p> <p>In promoting improved linkages to Carnforth town centre, opportunities to enhance the local cycling and walking networks through both sites would 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.</p> <p>There is an identified need for further education facilities to be provided in South Carnforth that includes the provision of a new primary school which will facilitate the growth of family housing in this area. The delivery of new primary provision will be funded by both sites SG11 and SG12 with the site of the school to be identified and secured within Site SG12.</p> <p>There are significant opportunities for improvement to local recreation facilities, particularly in terms of addressing the deficiencies in outdoor sports provision for Carnforth. Growth proposed in South Carnforth provides the opportunity for both qualitative and quantitative improvements to be made to such provision through the creation of a new recreational hub for the town including the delivery of new sports and training pitches along with associated infrastructure. These opportunities should be investigated as part of the preparation of proposals for both sites SG11 and SG12 in partnership between the developer, the Council, local sports groups and the wider community.</p> <p>To achieve this the Local Plan has identified land under Policy SC5 for such provision to be delivered. It is important to note that the majority of the site identified is contained within the North Lancashire Green Belt. Whilst outdoor sports is a permitted use under national Green Belt policy it is important that all structures /</p> |

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| | | | <p>buildings, such as pavilions, changing rooms and flood lit areas are sited on land which is outside of the Green Belt.</p> <p>The Council will continue to work with landowners, developers and local sports groups to ensure that the right levels of provision can be achieved with more detailed guidance provided in the future Development Brief for the South Carnforth area.</p> <p>The funding mechanisms for the above will be delivered primarily through Section 106 and other legal agreements given they directly relate to making development acceptable in planning terms. Contributions via an appropriate charging tariff / planning obligation will still be required to deliver more strategic infrastructure as set out in the Infrastructure Delivery Plan (IDP)</p> |
| | 84 | SG13 | <p>Delete Policy SG13 in its entirety</p> <p>Policy SG13: Infrastructure Requirement & Delivery for Growth in South Carnforth</p> <p>In delivering strategic growth in South Carnforth it will be essential that the strategic and necessary infrastructure is delivered, at the appropriate time in an appropriate place, to make development acceptable in planning terms and ensure that a sustainable growth to South Carnforth is achieved.</p> <p>The infrastructure that is required to make strategic growth in South Carnforth achievable is set out in more detail within the Council's Infrastructure Delivery Plan (IDP), which accompanies this Local Plan. In delivering future proposals for growth the Council will require both the development sites identified via Policies SG11 and SG12 to address the following issues in a fair and equal manner:</p> <p>I. The provision of additional school places at a primary level. To achieve this it is expected that new development funds the creation of a new school, to be provided within Strategic Site SG12 in an appropriate, convenient and accessible location to be agreed with the education authority. The new primary should be Single Form Entry in size however, should be provided on a plot which could be expanded in the future to create a two form entry school. The delivery of the new school should be commissioned and delivered in partnership with the education authority;</p> <p>II. The provision of additional school places at a secondary level. To achieve this it is expected that contributions will be made from both sites towards the delivery of a new secondary school on Bailrigg Garden Village (as identified via Policy SG1 of this DPD) which will increase the range of</p> |

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| | | | <p>secondary school places in the district to meet projected future needs;</p> <p>III. The delivery of improvements to the existing highway network, particularly relating to any necessary improvements to both Kellet Road and Back Lane to the satisfaction of the local highways authority and which maintains existing capacity levels and does not restrict HGV movements to nearby quarry operations;</p> <p>IV. The creation of improved cycling and walking linkages between the proposed growth in South Carnforth and Carnforth Town Centre. This should include the creation of a new bridge over the Lancaster Canal for both pedestrians and cyclists at an appropriate and logical point. Improvements should also be made to the Canal Towpath to encourage greater levels of accessibility along the Canal both northwards and southwards towards Bolton-le Sands. Proposals should come forward with appropriate mechanisms for future maintenance of the bridge and wider route;</p> <p>V. 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 between this area of growth and Carnforth Town Centre. The Council will expect such improvements to be investigated jointly with Lancashire County Council and local bus operators;</p> <p>VI. The creation of a new recreational hub for the wider Carnforth area, as identified under Policy SC5 of this DPD. The proposals should seek to deliver a high quality set of facilities for a range of outdoor sports. The facility should be appropriately managed (preferably via local sporting groups) and provide access to local teams and the wider general public. The facilities should be delivered in accordance with relevant Sport England guidance and include training facilities, a changing room / pavilion and a series of sport pitches. The facility should be design in the context of its positioning within the North Lancashire Green Belt. Accordingly the Council will expect elements of this facility (such as floodlit areas and built structures) to be provided outside of the Green Belt designation; and</p> <p>VII. The provision of sufficient utility infrastructure for both Sites SG11 and SG12 working with the relevant infrastructure providers to ensure that such provision is achieved in a timely manner.</p> <p>Where necessary and appropriate to do so, applicants may be required to enter into legal agreements that set out further</p> |

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| | | | detailed mechanisms and timings of delivery of necessary infrastructure identified in this policy. |
| SPMM22 | 89 | SG15 | <p>The 3rd Criterion amended to read</p> <p>Proposals should seek to protect the Nature Reserves at <u>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 reserve in terms of future management, <u>amenity arrangement</u>, security and access;</p> |
| | 89 | SG15 | <p>The 4th Criterion amended to read</p> <p>Contribute to improvements to the green <u>infrastructure</u> network in the Heysham Gateway area, as defined on the Local Plan Policies Map. This should include contributions towards the improvement of this land to enhance both amenity and biodiversity value in this area;</p> |
| | 89 | SG15 | <p>A new Criterion to be added following the 4th Criterion to read</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> |
| | 89 | SG15 | <p>Final Paragraph of the Policy to be amended to read</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 Coast Connections Project (<u>identified under Policy SG13.1 on the Local Plan Policies Map</u>). Future proposals for in this area should pay due regard to Policy DM53 of the Development Management DPD.</p> |
| | 89 | SG15 | <p>Additional Paragraph to be added to the end of the Policy to read</p> <p><u>Future proposals in relation to National Grid Sub-Station land (SG13.1) will need to demonstrate that no Internationally designated site would be adversely affected by development either alone or in combination with other proposals, as per the requirements of 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.</u></p> |

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| SPMM23 | 90 | SG16 | <p>The 3rd Criterion to be amended to read</p> <p>Future proposals will need to demonstrate that no European <u>Internationally</u> designated sites would be adversely affected by development either alone or in combination with other proposal <u>as per the requirements of Policy EN7 of this DPD;</u></p> |
| SPMM24 | 92 | EC1 | <p>The second paragraph of the Policy amended to read</p> <p>Development proposals for B1 (Office), B2 (General Industrial) and B8 (Storage and Distribution) will be supported in principle within established employment areas as identified below. <u>Within these employment areas, proposals which are not covered by 'B' land-use class uses will be restricted, unless exceptional circumstances are demonstrated.</u></p> |
| | 92 | EC1 | <p>Delete the following reference from the first table in Policy EC1</p> <p>EC1.13 Middleton Road Employment Area</p> |
| | 92 | EC1 | <p>Footnote to be added under the first table in Policy EC1 to read</p> <p><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></p> <p>The footnote relates to Lancaster West Business Park and Port of Heysham Estate</p> |
| | 93 | EC1 | <p>Amend the final paragraph of the policy to read</p> <p>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>Internationally</u> designated site would be adversely affected by development either alone or in combination with other proposals, as per the requirements of Policy EN9 of this DPD. In view of the potential for likely significant effects as a result of this allocation the requirements of appendix D must be delivered as part of any future proposal.</p> |
| SPMM25 | 96 | EC2 | <p>First paragraph of Policy to be amended to read</p> <p>The Council anticipates that a further 46.2 <u>59.6</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:</p> |

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| | 96 | EC2 | Additional reference added to the table in Policy EC2 to read <u>EC2.1 Middleton Road Employment Area - 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. – 13.3ha</u> |
| | 96 | EC2 | Footnote to be added under the table in Policy EC2 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. The footnote relates to following site – Expansion of facilities for the Port of Heysham and Middleton Road Employment Area.</u> |
| | 96 | EC2 | Additional paragraph to be added following the table in Policy EC2 to read <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 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 employment use.</u> |
| SPMM26 | 98 | EC3 | Additional paragraph to be added to the start of Policy EC3 to read <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> |
| | 98 | EC3 | First paragraph of Policy to be amended to read The Council will support the development of this site for a new Agri-Business Centre, <u>subject to the inclusion of the relocated Auction Mart and which consist of land-based businesses which are that is focussed around the relocation of the existing Lancaster Auction Mart from its current base at Wyresdale Road, Lancaster.</u> 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. |

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| | 98 | EC3 | A new criterion to be added following the 4 th 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> |
| | 98 | EC3 | A new criterion to be added following the 6 th Criterion to read <u>Proposals should not result in any prejudice to the operation of the North West Ethylene Pipeline which runs within the vicinity of this site. Development should ensure that sufficient buffering is provided where necessary to protect amenity and ensure the safe operation of the pipeline;</u> |
| | 99 | EC3 | A further paragraph to be added following the Criteria of Policy EC3 <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 initial development of the site or as part of any future changes of use or incremental expansion.</u> |
| SPMM27 | 109 | TC1 | The commentary to Carnforth within Policy TC1 to be amended to read Carnforth will maintain its role as a market town <u>providing services both to the residents of the town and a wider and key service centre to the rural hinterland in the North of District.</u> It will enhance its role as a tourist destination drawing on its proximity to the AONB and its cultural heritage. |
| SPMM28 | 117 | H1 | The table in Policy H1 to be amended to read POLICY REF - SITE LOCATION - DWELLING NUMBERS - PLANNING STATUS SG1 - Bailrigg Garden Village <u>Lancaster South Location for Growth**</u> - 3,500# - Allocation SG7 - Ridge Farm / Cuckoo Farm, <u>East Lancaster Strategic Site **</u> - 900 <u>930</u> - Allocation SG9 - North Lancaster Strategic Site** - 700 - Allocation SG11 - Lundsfield Quarry, South Carnforth** - 200 <u>250</u> - Allocation SG12 - Land South of Windermere Road, South Carnforth - 500 - PP Granted Allocation H1.1 - Moor Park, Quernmore Road - 62 - PP Granted H1.1-2 - New Quay Road, Lancaster** - 12 - PP Granted <u>H1.2 - Luneside East, Lancaster** - 148 - PP Granted</u> H1.3 - Former Police Station, Heysham** - 14 - PP Granted |

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| | | | <p>H1.4 – Broadway Hotel, Morecambe** – 50 – PP Granted</p> <p>H1.5 – Land West of 113 White Lund Road Oxcliffe Road** – 10 – PP Granted</p> <p>H1.6 – Grove Street Depot, Morecambe** – 21 – PP Granted</p> <p>H1.4 7 - Land West of Middleton Road, Heysham** - 69 75 - PP Granted Allocation</p> <p>H3.1 - Land at Former Ridge Lea Hospital, East Lancaster - 70 75 - Allocation</p> <p>H3.2 - Land at Stone Row Head, East Lancaster - 10 - Allocation</p> <p>H3.3 2 - Land at University of Cumbria** - 15 - Allocation</p> <p>H4 - Land at Grab Lane, East Lancaster** - 195 207 - Allocation</p> <p>H5 - Land at Leisure Park / Auction Mart, Wyresdale Road** - 200 242 - Allocation</p> <p>H6 – Land at 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> |
| | 118 | H1 | First footnote under the table in Policy H1 amended to read |
| | 118 | H1 | <p>* Where no planning permissions <u>applications</u> have been granted <u>submitted</u>, 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. Final footnote under the table in Policy H1 to be deleted in its entirety and replaced with the following text</p> <p><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. Anticipated that 1,655 new dwellings to come forward through this plan period with the remainder being delivered through future plan periods beyond 2034.</u></p> |
| | 118 | H1 | <p>Final paragraph of the Policy amended to read</p> <p>A number of the sites identified for allocation, within the urban area for residential development as set out in the above table, require specific policy consideration. <u>These are set out in more detail within Policies SG1, SG7, SG9, SG11, DOS2 & H3 – H6 & of this DPD.</u></p> |

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| SPMM29 | 118 | H2 | <p>The table in Policy H2 to be amended to read</p> <p>POLICY REF - SITE LOCATION - DWELLING NUMBERS* - PLANNING STATUS</p> <p>H2.1 - Royal Oak Meadow, Hornby - 23 - PP Granted</p> <p>H2.2 - Lancaster Road, Overton** - 32 - PP Granted</p> <p>H2.3 - Yenham Lane, Overton** - 21 - Allocation</p> <p>H2.4 - St Michaels Lane, Bolton-le-Sands** - 20 - PP Granted</p> <p>H2.5 - Briar Lea Road, Nether Kellet** - 10 - PP Granted</p> <p>H2.5-6 - Land North of Old Hall Farm, Over Kellet** - 55 Allocation PP Granted</p> <p>H2.7 - Monkswell Avenue, Bolton-le-Sands** - 15 - Allocation</p> <p>H2.6-8 - Halton Mills, Halton - 20 - PP Granted Allocation</p> <p>H2.7-9 - Land South of Low Road, Halton - 60 - PP Granted</p> <p>H2.8-10 - Land between Low Road and Forge Lane, Halton - 90 76 - PP Granted</p> <p>H2.9-11 - Land to the rear of Pointer Grove and adjacent High Road, Halton - 66 - PP Granted</p> <p>H2.10-12 - Land South of Marsh Lane, Cockerham** - 36 - PP Granted / Allocation</p> <p>DOS5-7 - Middleton Towers, Carr Lane, Middleton# - 576 - PP Granted</p> <p>TOTAL ALLOCATIONS (RURAL AREA) - 1,024 <u>985</u> DWELLINGS</p> <p>First footnote under the table in Policy H1 amended to read</p> <p>* Where no planning permissions <u>applications</u> have been granted <u>submitted</u>, 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> |
| | 119 | H2 | |
| | 119 | H2 | <p>Additional footnote to be added under the table in Policy H2 to read</p> <p><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></p> |
| SPMM30 | 119 | H3 | <p>Text below the first paragraph of the policy amended to read</p> <p><u>H3.1</u> Land at Ridge Lea Hospital, East Lancaster;</p> <p><u>H3.2</u> Land at Stone Row Head, East Lancaster; and</p> <p><u>H3.3</u> Land at the University of Cumbria campus, East Lancaster.</p> |
| | 120 | H3 | <p>Third paragraph of the policy amended to read</p> <p>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> |

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| | 120 | H3 | Additional paragraph added after the fifth paragraph to read <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> |
| | 120 | H3 | Under the sub-heading of 'Land at Ridge Lea Hospital' the first paragraph to be amended to read The site is expected to accommodate around 70 <u>75</u> residential units through the sympathetic conversion of the main hospital building and some sensitive development in the grounds. |
| | 120 | H3 | Under the sub-heading of 'Land at Ridge Lea Hospital' the third paragraph to be deleted in its entirety Proposals will also need to demonstrate how the site relates to adjacent communities in East Lancaster having regard to wider residential amenity, highway, cycle and pedestrian connectivity. The provision of a primary vehicle access point onto Quernmore Road will need to be secured. |
| | 120 | H3 | A new sub-section to be added to the Policy to read <u>Land at Stone Row Head</u> <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> <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> |
| | 120 | H3 | Under the sub-heading of 'University of Cumbria Campus' the second paragraph to be amended to read 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 sites interrelationship with the wider environmental and historical assets of the campus. <u>Proposals should have due regard to Policy EC6 of this DPD.</u> |

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| | 121 | H3/20.14 | <p>Following paragraph 20.14 two new paragraphs to be added to read</p> <p><u>Stone Row Head</u></p> <p><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></p> <p><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> |
| | 121 | H3/20.16 | <p>Following paragraph 20.16 an additional paragraph to be added to read</p> <p><u>Proposals should have due regard to the wider area, and this should be demonstrated via the preparation of a masterplan, submitted by the University, that confirms that the site is no longer required for ongoing educational purposes and would not impact on the viability of the university to meet its future short to medium term development needs.</u></p> |
| SPMM31 | 121 | H4/20.18 | <p>Paragraph to be amended to read</p> <p>Land at Grab Lane in East Lancaster has been identified as a site for residential development. The site covers an area of 20 hectares and has been identified as having an indicative capacity of approximately 195 <u>200</u> dwellings.</p> |
| | 122 | H4 | <p>The first paragraph of the Policy to be amended to read</p> <p>Land at Grab Lane, East Lancaster has been allocated for residential development. The site is expected to accommodate <u>approximately 200</u> no more than 195 residential dwellings and a range of infrastructure that is necessary to facilitate these new homes.</p> |

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| | 122 | H4 | <p>The second paragraph of the Policy to be deleted in its entirety</p> <p>The Council will prepare a Development Brief to set out in more detail how development of this site should move forward. The Council will expect that future proposals for the site should be prepared in the context of this Development Brief and taken forward through a comprehensive masterplan for the whole site that addresses the issues of phasing, delivering the necessary infrastructure and addressing all issues set out within the Brief.</p> |
| | 122 | H4 | <p>The third paragraph of the Policy to be amended to read</p> <p><i><u>In bringing forward development proposals for this site the Council will expect the following matters to be addressed</u></i> In preparing the masterplan and future planning application, the Council will require the following matters to be fully addressed:</p> |
| | 122 | H4 | <p>The 2nd Criterion to be amended to read</p> <p><u>The development will be required to demonstrate that the development principles and criteria identified in the design, landscaping and heritage statements, recognise the sites submission of a detailed design statement, recognising its sensitive location in the setting of Ashton Memorial and Williamson Park to the west (which are important heritage assets and prominent landmarks in the wider area) and areas of Key Urban Landscape Urban Setting Landscape to the east. 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></p> <p>Design, layout and materials used should be sympathetic to the locality and create a strong sense of place, providing a well-designed and high-quality environment for its residents;</p> |
| | 122 | H4 | <p>The 3rd Criterion to be amended to read</p> <p><u>To preserve or enhance the site's prominent location on the eastern edge of Lancaster, within the setting of the Ashton Memorial, which is a highly significant heritage asset and a prominent landmark in the wider area and Williamson Park.</u></p> <p>Proposals will need to clearly demonstrate, through appropriate layout, design and landscaping that it will not result in unacceptable harm on the setting of these important heritage assets and the area's wider role in defining the character of East Lancaster;</p> |
| | 122 | H4 | <p>The 4th Criterion to be amended to read</p> <p>The improvement and enhancement of land identified under Policy EN10.1 of this DPD which should be used as amenity space that provides wider public benefit both to existing and new residents in the East Lancaster area;</p> |

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| | 123 | H4 | The 9 th Criterion to be amended to read Contribute to the delivery of a green corridor network within the east of Lancaster with opportunities for enhancing biodiversity, <u>open space</u> , recreation and leisure uses to be investigated via any application; |
| | 123 | H4 | A new criterion to be added following the 9 th Criterion to read <u>The provision of sufficient levels of open space in accordance with the most up-to-date evidence in relation to the quantitative and qualitative needs for the locality.</u> <u>Requirements will also be expected to take into account accessibility issues, and should be delivered in accordance with the requirements set out in Policy DM27 of the Development Management DPD;</u> |
| | 123 | H4 | The 17 th Criterion to be amended to read <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. 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.</u> |
| | 123 | H4 | A new paragraph to be added following the criteria of Policy H4 to read <u>Future proposals will need to demonstrate that no Internationally designated site would be adversely affected by development either alone or in combination with other proposals, as per Policy EN7 of this DPD. In view of the potential for likely significant effects as a result of this allocation, the requirements of Appendix D must be delivered as part of any future proposal.</u> |
| SPMM32 | 124 | H5/20.28 | Paragraph to be amended to read The Council has allocated land at the Lancaster Leisure Park and Auction Mart for further residential growth, this includes land at the former Lancaster Auction Mart site (following its proposed relocation to land at Junction 33 of the M6 as outlined in Policy EC3 of this PDD) and further areas of redundant car parking. It is expected that the regeneration of these areas could accommodate the development of approximately <u>242</u> 200 new homes. |

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| | 125 | H5 | The first paragraph of the Policy to be amended to read Land at Lancaster Leisure Park in East Lancaster has been identified for residential development. The site is expected to accommodate approximately 200 <u>242</u> residential dwellings and a range of infrastructure that is necessary to facilitate these new homes. |
| | 126 | H5 | The 15 th Criterion to be amended to read <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 will be defined as affordable which includes the delivery of a full range of affordable products through dialogue with the Local Planning Authority.</u> |
| | 126 | H5 | A new paragraph to be added following the criteria of Policy H5 to read <u>Future proposals will need to demonstrate that no Internationally designated site would be adversely affected by development either alone or in combination with other proposals, as per Policy EN7 of this DPD. In view of the potential for likely significant effects as a result of this allocation, the requirements of Appendix D must be delivered as part of any future proposal.</u> |
| SPMM33 | 126 | H6/20.35 | Paragraph amended to read The Council have allocated land at the Former Royal Albert site on Ashton Road in Lancaster which, once implemented, could accommodate development of approximately 120 <u>137</u> new homes. |
| | 127 | H6 | First paragraph of the Policy to be amended to read Land at the Former Royal Albert Hospital Site in South Lancaster has been identified for residential development. The site is expected to accommodate approximately 71 <u>137</u> residential dwellings and a range of infrastructure that is necessary to facilitate these new homes. |
| | 127 | H6 | A new criterion to be added following the 4 th 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> |

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| | 128 | H6 | <p>The 13th Criterion to be amended to read</p> <p><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></p> |
| | 128 | H6 | <p>Two new paragraphs to be added following the criterion of Policy H6 to read</p> <p><u>Future proposals will need to demonstrate that no Internationally designated site would be adversely affected by development either alone or in combination with other proposals, as per Policy EN7 of this DPD. In view of the potential for likely significant effects as a result of this allocation, the requirements of Appendix D must be delivered as part of any future proposal.</u></p> <p><u>Any proposal that is submitted for this area will be expected to take fully into account all other relevant policies within the Local Plan.</u></p> |
| SPMM34 | 128 | DOS1/21.3 | <p>Paragraph amended to read</p> <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 complement and support the retail offer in the city centre, both in terms of the existing offer and the offer proposed via the Canal Corridor Scheme.</p> |
| | 129 | DOS1 | <p>The third paragraph of the Policy should be deleted in its entirety</p> <p>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> |

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| | 129 | DOS1 | The 3 rd Criterion should be deleted in its entirety That any proposed use on the 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; |
| | 129 | DOS1 | The 6 th Criterion to be amended to read 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> |
| SPMM35 | 129 | DOS2/21.5-21.11 | <p>Delete paragraphs 21.7 to 21.11 in their entirety</p> <p><u>Land at Moor Lane Mills, Central Lancaster</u></p> <p>Land in the centre of Lancaster which includes a series of car parks and mill buildings have been identified for regeneration under Policy DOS2 of this DPD to deliver a range of residential uses including market housing, affordable housing and student accommodation.</p> <p>The site has strong linkages with the strategic site of Lancaster Canal Corridor (identified under Policy SG5 of this DPD) which is directly to the north of Moor Lane Mills. It is anticipated that regeneration and redevelopment of this site will be linked with the wider regeneration of the Canal Corridor site and provides the opportunity to facilitate a wider, more comprehensive regeneration of Lancaster City Centre.</p> <p>The site contains a number of heritage assets, particular the Moor Lane Mill buildings which are recognised for the historic importance. Any future proposals for the site should ensure that such assets are sympathetically retained and re-use.</p> <p>The site also includes a range of Council owned car parking which currently serve an important role for visitors and users of the City Centre. The Council will not support the loss of such facilities without appropriate alternative car parking provision being secured.</p> <p>The Council anticipate that the future redevelopment of the Moor Lane Mills site will come forward as part of the wider regeneration of Lancaster City Centre, however subject to meeting the requirements of Policy DOS2 the Council will</p> |

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| | | | support proposals for development in advance of the Lancaster Canal Corridor. |
| | 130 | DOS2 | <p>Delete Policy DOS2 in its entirety</p> <p>Policy DOS2: Land at Moor Lane Mills, Central Lancaster</p> <p>The Council will support proposals for the regeneration and redevelopment of land which surrounds Moor Lane Mills in Central Lancaster for a residential led mixed use scheme incorporating employment uses and student accommodation.</p> <p>The regeneration and re-use of this land will be tied to the wider regeneration of Lancaster city centre, particularly the regeneration of the Lancaster Canal Corridor site as identified under Policy SG5 of this DPD. The loss of car parking facilities will not be supported unless suitable alternative provision for car parking has already been provided, either on the Canal Corridor site or via other means to meet the needs of city centre users.</p> |

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| | | | <p>The buildings which comprise the Moor Lane Mills are considered to be of heritage value, which should be retained and sympathetically incorporated into future proposals for the wider site.</p> <p>The Council will expect development proposals for this site to address the following matters:</p> <ul style="list-style-type: none"> I. Delivering development that is of a high quality design and making use of materials that respect the character of the locality, particularly in the context of the Central Lancaster Conservation Area; II. Proposals will be encouraged to make use of sustainable construction and design aimed at minimising energy use and maximising energy efficiency; III. Proposals should seek to ensure that no adverse impact is created on the surrounding road network, local amenity and highway safety. Proposals that involve a significant increase in traffic movements into the site will need to satisfactorily demonstrate that it will not have any adverse impact on the traffic movements into central Lancaster; IV. Appropriate linkages are generated from the site to the city centre, encouraging access to the site by both cycling and walking; V. That any proposed use on the 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; VI. Proposals seek to preserve, or enhance the setting of heritage assets in the immediate vicinity and across the wider townscape of Lancaster; and VII. Proposals should seek to provide positive inter-relationships with the adjacent Lancaster Canal in accordance with Policy T3 of this DPD providing a sufficient buffer between new development and the Canal, which is designated as a Biological Heritage Site (BHS). <p>Any development proposals for the site should also have due regard to all relevant policies contained within the Local Plan and, in particular the Development Management DPD.</p> |

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| SPMM36 | 131 | DOS3/ 21.12-21.16 | <p>Delete paragraphs 21.12 to 21.16 in their entirety</p> <p><u>Luneside East, Lancaster</u></p> <p>Located on the southern banks of the River Lune on St George's Quay the two sites of Luneside East and Luneside West form one of the Council's Regeneration Priority Areas for the district (as defined in Policy EC5 of this DPD). Both benefit from planning permission. Substantial construction of residential development is already underway at Luneside West. However, Luneside East remains in need of regeneration and offers the potential to assist in meeting the housing needs of the district, utilising previously developed land and delivering development in a sustainable and accessible location.</p> <p>Luneside East has a long history of industrial uses having been part of the main centre for employment and manufacturing in Lancaster. Evidence of previous industrial uses remain present on the site with part of the former warehouse and pump house the remaining structures on the site. Contamination is also noted to be an issue.</p> <p>Whilst currently derelict and vacant, Luneside East's proximity to the city centre, Lancaster Castle and the successfully regenerated St Georges Quay make it an attractive site for redevelopment. Regeneration is considered to offer potential to help wider areas of deprivation in the locality and secure better connections to the city centre. It should be noted that planning permission has been recently granted for the regeneration of this site for student accommodation, supplemented by opportunities for commercial and business uses.</p> <p>Luneside East benefits from planning permission for a mixed-use development, however whilst the site has been mainly cleared and remediated no development has yet commenced on the site.</p> <p>The Council will continue to support regeneration proposals for this site where proposals seek to address amenity issues and capitalise on the area's historic past. Proposals should investigate opportunities to identify whether the remaining buildings on the site could be retained where it is practical and possible to do so. Proposals are expected to achieve high quality design that adds to and compliments the site's location on the quayside and gateway between the city centre and other areas of Luneside to the west.</p> |
| | 131 | DOS3 | <p>Delete Policy DOS3 in its entirety</p> <p><u>Policy DOS3: Luneside East, Lancaster</u></p> |

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| | | | <p>The Council will support proposals for the regeneration and redevelopment of Luneside East, Lancaster for a residential-led mixed use development incorporating B1 employment uses, wider commercial uses and residential development including student accommodation.</p> <p>The Council will require development to be taken forward through a comprehensive approach addressing the following issues:</p> <ul style="list-style-type: none"> I. Investigate opportunities for the retention of existing buildings on the site, where possible to do so, where it incorporates the site's historic and industrial past into future design proposals (this should also include securing an active frontage along St Georges Quay); II. Delivering development that is of a high quality design and making use of materials that respect the character and setting of the site; III. Encouraging the use of sustainable construction and design aimed at minimising energy use and maximising energy efficiency; IV. Integration with surrounding areas, complementing neighbouring land uses and creating new linkages between the site and the city centre; V. The delivery of an appropriate mix of uses to achieve a balanced community and ensure that differing uses integrate properly with each other; VI. The creation of a network of open spaces and public realm that provides linkages from the site towards St Georges Quay, New Quay Meadow and Giant Axe Field; VII. Satisfactory conclusion to the remediation of any outstanding contamination issues; VIII. Make necessary contributions towards improvements to public transport access with improved linkages between the area, adjacent development opportunities and the city centre. This should be demonstrated via a properly monitored and managed Travel Plan detailing the measures to be provided to maximise the use of sustainable transport methods and seeking to reduce the need for private car use; IX. Proposals will preserve or enhance the setting of the Grade I Listed Priory and Lancaster Castle; and X. Proposals through the design, construction and occupation phases must seek to mitigate against existing flood risks. Proposals should be accompanied by a Flood Risk Assessment, which addresses the potential impacts of flooding both directly and indirectly on the site that is |

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| | | | <p>acceptable to the Environment Agency and Lead local Flood Authority.</p> <p>Any development proposals for the site should also have due regard to all relevant policies contained within the Local Plan and, in particular the Development Management DPD.</p> |
| SPMM37 | 133 | DOS4 | <p>A new criterion to be added following the 5th Criterion to read</p> <p><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> |
| | 133 | DOS4 | <p>A new paragraph to be added following the criteria of Policy DOS4 to read</p> <p><u>Future proposals will need to demonstrate that no Internationally designated site would be adversely affected by development either alone or in combination with other proposals, as per Policy EN7 of this DPD. In view of the potential for likely significant effects as a result of this allocation, the requirements of Appendix D must be delivered as part of any future proposal.</u></p> |
| SPMM38 | 134 | DOS5/21.26 | <p>Amend paragraph 21.26 to read</p> <p>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. Located to the west of Lancaster, the site provides an important area of open space in what is otherwise a densely developed residential and employment area. The continued protection of this area for recreation uses is therefore strongly supported by the Council.</p> |
| | 134 | DOS5/21.27 | <p>Amend paragraph 21.27 to read</p> <p>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></p> |
| | 134 | DOS5/21.28 | <p>Amend paragraph 21.28 to read</p> <p>In considering proposals that seek to improve and enhance the recreational <u>amenity value</u> offer of the site, the Council will support proposals that enhance existing recreation and open space facilities for local residents, improving the quality of the existing assets and providing new recreational facilities where appropriate. Opportunities to retain and enhance biodiversity and landscape value in this area should also be considered.</p> |

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| | 135 | DOS5 | <p>The first paragraph of the policy to be amended to read</p> <p>The land identified as Willow Lane is an open space that has been allocated as a Local Green Space under Policy SC2 of this DPD due to its community value with the opportunity for recreational and open space improvement. The Council will support appropriate and suitable proposals that facilitate, enhance and regenerate the quality and quantity of recreational open space provision in this area and seeks to maintain and enhance the biodiversity <u>and amenity</u> value of the site.</p> |
| SPMM39 | 136 | DOS6 | <p>The 3rd Criterion to be amended to read</p> <p>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></p> |
| SPMM40 | 137 | DOS7 | <p>The third paragraph of the policy to be amended to read</p> <p><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:</p> <p>Two new Criteria to be added following the 4th Criterion of the Policy to read</p> <p><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> <p><u>That consideration be given to the need for coastal defences as part of any future submission;</u></p> |
| SPMM41 | 139 | DOS8 | <p>The 1st Criterion to be amended to read</p> <p>That the proposed development is sympathetic towards the surrounding heritage assets, in particular the relationships between the Midland Hotel and the 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></p> |
| MM42 | 141 | DOS9 | <p>A new Criterion to be added after the 8th Criterion to read</p> <p><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> |

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| SPMM43 | 142 | DOS10 | The first paragraph of the Policy amended to read The land identified at the Former Thomas Graveson site on Warton Road, Carnforth, has been allocated to provide opportunities for recreational and environmental improvement under Policy SC5 of this DPD. The Council will support appropriate and suitable proposals that facilitate, enhance and regenerate the site and provide enhancements to the environmental value of this area and seeks to enhance biodiversity value. <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> |
| | 142 | DOS10 | A new paragraph to be added following the second paragraph of the Policy to read <u>Future proposals will need to demonstrate that no Internationally designated site would be adversely affected by development either alone or in combination with other proposals, as per Policy EN7 of this DPD. In view of the potential for likely significant effects as a result of this allocation, the requirements of Appendix D must be delivered as part of any future proposal.</u> |
| SPMM44 | 142 | EN1/ 22.1-22.4 | Delete paragraphs 22.1 to 22.4 in their entirety and associated footnote All planning authorities are required, where deemed appropriate to do so, to identify areas that are of specific architectural and historic interest, the character or appearance of which it is desirable to preserve and where possible enhance. These are identified through the designation of a Conservation Area. All conservation areas should be accompanied by a conservation area appraisal that helps to identify the special architectural and historic character of a conservation area. These appraisals help the understanding of what it is about the place that should be protected and enhanced and to formulate effective policies within the Local Plan to make sensible development management decisions. To date, the Council has designated 37 conservation areas in the district that recognise a range of differing townscapes, from rural villages in the Lune Valley to the urban centres of Lancaster, Carnforth and Morecambe. Proposals for development in these areas, whether they come forward via a site allocation or planning application, will be expected to carefully consider their impacts on the locality and in particular the special character of the conservation area. |
| | 143 | EN1 | Delete Policy EN1 in its entirety and associated footnote |

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| | | | <p>Policy EN1: Conservation Areas</p> <p>The Council has 37 conservation areas within the district that have been identified for their architectural and historical importance. These are the following:</p> <table><tr><td>ARKHOLME</td><td>HALTON</td><td>PRIEST HUTTON</td></tr><tr><td>ALDCLIFFE ROAD,</td><td>HEYSHAM</td><td>SLYNE WITH HEST</td></tr><tr><td>LANCASTER</td><td></td><td></td></tr><tr><td>BATH MILL, LANCASTER</td><td>HORNBY</td><td>SUNDERLAND</td></tr><tr><td></td><td></td><td>POINT</td></tr><tr><td>BOLTON LE SANDS</td><td>IREBY</td><td>TUNSTALL</td></tr><tr><td>BORWICK</td><td>LANCASTER CENTRE</td><td>WARTON</td></tr><tr><td>BROOKHOUSE</td><td>MELLING</td><td>WENNINGTON</td></tr><tr><td>CANNON HILL, LANCASTER</td><td>MORECAMBE</td><td>WESTFIELD VILLAGE</td></tr><tr><td></td><td>CENTRAL</td><td></td></tr><tr><td>CANTSFIELD</td><td>MORECAMBE WEST</td><td>WHITTINGTON</td></tr><tr><td></td><td>END</td><td></td></tr><tr><td>CARNFORTH</td><td>NETHER BURROW</td><td>WILLIAMSON PARK</td></tr><tr><td>DOLPHINHOLME</td><td>NETHER KELLET</td><td>WRAY</td></tr><tr><td>GLASSON DOCK</td><td>OVER KELLET</td><td>WRAYTON</td></tr><tr><td>GREAVES PARK</td><td>OVERTON</td><td>YEALAND CONYERS</td></tr><tr><td>GRESSINGHAM</td><td></td><td>YEALAND</td></tr><tr><td></td><td></td><td>REDMAYNE</td></tr></table> <p>Development proposals in these designated areas will be considered against their impacts on the local character of the area and, in particular Policies DM38 and DM39 of the Development Management DPD.</p> | ARKHOLME | HALTON | PRIEST HUTTON | ALDCLIFFE ROAD, | HEYSHAM | SLYNE WITH HEST | LANCASTER | | | BATH MILL, LANCASTER | HORNBY | SUNDERLAND | | | POINT | BOLTON LE SANDS | IREBY | TUNSTALL | BORWICK | LANCASTER CENTRE | WARTON | BROOKHOUSE | MELLING | WENNINGTON | CANNON HILL, LANCASTER | MORECAMBE | WESTFIELD VILLAGE | | CENTRAL | | CANTSFIELD | MORECAMBE WEST | WHITTINGTON | | END | | CARNFORTH | NETHER BURROW | WILLIAMSON PARK | DOLPHINHOLME | NETHER KELLET | WRAY | GLASSON DOCK | OVER KELLET | WRAYTON | GREAVES PARK | OVERTON | YEALAND CONYERS | GRESSINGHAM | | YEALAND | | | REDMAYNE |
| ARKHOLME | HALTON | PRIEST HUTTON | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ALDCLIFFE ROAD, | HEYSHAM | SLYNE WITH HEST | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| LANCASTER | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BATH MILL, LANCASTER | HORNBY | SUNDERLAND | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | POINT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BOLTON LE SANDS | IREBY | TUNSTALL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BORWICK | LANCASTER CENTRE | WARTON | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BROOKHOUSE | MELLING | WENNINGTON | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CANNON HILL, LANCASTER | MORECAMBE | WESTFIELD VILLAGE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | CENTRAL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CANTSFIELD | MORECAMBE WEST | WHITTINGTON | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | END | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CARNFORTH | NETHER BURROW | WILLIAMSON PARK | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DOLPHINHOLME | NETHER KELLET | WRAY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| GLASSON DOCK | OVER KELLET | WRAYTON | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| GREAVES PARK | OVERTON | YEALAND CONYERS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| GRESSINGHAM | | YEALAND | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | REDMAYNE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SPMM45 | 143 | EN2/ 22.5-22.7 | <p>Delete paragraphs 22.5 to 22.7 in their entirety and associated footnotes</p> <p><u>Designated Heritage Assets</u></p> <p>There are a number of features and buildings that have been identified and protected for their historic importance. Such designations include 3 Registered Parks and Gardens, 27 Scheduled Ancient Monuments and approximately 1,300 Listed buildings.</p> <p>Development proposals that may have either direct or indirect impacts on such assets should ensure that such impacts have been fully assessed in liaison with the Council's Conservation Team. Proposals will not be supported where it is demonstrated that development will cause significant harm to these designated assets.</p> <p>Given the number of Listed Buildings in the district these are not displayed on the printed Local Plan Policies Map but are viewable on the online version. However, there are a range of sources of such information that can be found by visiting the Council's website.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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| | 143 | EN2 | <p>Delete Policy EN2 in its entirety</p> <p>Policy EN2: Designated Heritage Assets</p> <p>The Council has identified a range of designated heritage assets on the Local Plan Policies Map, which include the following type of asset:</p> <p>LISTED BUILDINGS* REGISTERED PARKS AND GARDENS SCHEDULED ANCIENT MONUMENTS</p> <p>*Due to the number and local nature of Listed buildings these are not shown on the printed version of the Local Plan Policies Map. However, they are viewable on the online version of the map.</p> |
| SPMM46 | 148 | EN6/22.32 | <p>Delete the first bullet point following paragraph 22.32 in its entirety</p> <p>The Green Belt boundary has been amended to the south of Carnforth (South of Windermere Road) to facilitate future growth for residential purposes under Policy SG12 of this DPD. Whilst this area performed relatively well in Green Belt terms the Council has concluded that the need to provide opportunities for growth in Carnforth are necessary (given the role that Carnforth plays in north of the District) and are limited (due to environmental designations, flood risk and infrastructure).</p> |
| SPMM47 | 150 | EN7/22.40 | <p>Amend paragraph 22.40 to read</p> <p>The district contains a number of areas of open land which are of value in their own right but also 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></p> |

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| | 150 | EN7/22.42 | <p>Amend paragraph 22.42 to read</p> <p>Key Urban Landscapes are complemented by a number of large areas of open land on the edge of the main urban areas of the district, <u>known as Urban Setting Landscapes (USLs)</u>. These are <u>peripheral to the built form located on the edge of the main urban area</u>. These are identified because they provide a visual frame for the urban area, providing an important role in the <u>setting of existing development and providing a significant context or legibility to features within the existing landscape or surrounding areas</u> 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.</p> |
| SPMM48 | 151 | EN8 | <p>The second paragraph of the Policy to be amended to read</p> <p>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. £ These areas will be specifically defined with the forthcoming Lancaster South Bailrigg Garden Village Area Action Plan DPD.</p> |
| | 151 | EN8 | <p>The third paragraph of the Policy to be deleted in its entirety</p> <p>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.</p> |
| | 151 | EN8 | <p>A new paragraph to be added to the end of Policy EN8 to read</p> <p><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 within the areas and result in the coalescence between settlements and affect overall distinctiveness.</u></p> |
| SPMM49 | 154 | EN10.1 | <p>The text within the Policy relating to EN10.1 to be amended to read</p> <p>Land adjacent to Fenham Carr <u>Lane</u> has been protected for a range of open space uses, including informal amenity space and <u>for the opportunities to deliver innovative storage solutions for drainage, for instance such as the creation of balancing ponds and other sympathetic SuDS schemes. 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></p> |

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| | 154 | EN10.2 | <p>The text within the Policy relating to EN10.2 to be amended to read</p> <p>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></p> |
| SPMM50 | 159 | SC2 | <p>The third paragraph of the Policy to be amended to read</p> <p>Development will also only be considered <u>not inappropriate</u> if it is in accordance with paragraph 89 and 90 of the National Planning Policy Framework.</p> |
| | 159 | SC2 | <p>The following reference to be removed from the Policy</p> <p>SC2.1 — Freemans Wood — Historic Significance and Recreational Value</p> |
| SPMM51 | 161 | SC4 | <p>The following reference to be removed from the Policy</p> <p>LANCASTER UNIVERISTY CAMPUS AND THE EASTERN FRINGES OF LANCASTER</p> |
| SPMM52 | 161 | SC5 | <p>The following references to be removed from the Policy</p> <p>BAILRIGG GARDEN VILLAGE SOUTH CARNFORTH</p> |
| SPMM53 | 167 | T3 | <p>A further paragraph to be added to the Policy following the Criteria to read</p> <p><u>Development adjacent to waterways will only be permitted if it can be demonstrated that it would not adversely impact on the structural integrity of the waterway or its related infrastructure and assets.</u></p> |
| SPMM54 | 170 | 25.1 | <p>Paragraph to be amended to read</p> <p>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.</p> |

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| | 170 | 25.1 | <p>A new paragraph to be added following Paragraph 25.1 to read</p> <p><u>The Council has prepared a Monitoring Framework which sets out how the implementation of policies will be monitored to understand whether they have been successful, and describes the evidence base that will be used to support this. The Monitoring Framework can be viewed in more detail through Appendix F of this DPD.</u></p> |
| | 170 | New Policy | <p>The following paragraphs to be added following paragraph 25.3 to read</p> <p><u>Early Review of the Local Plan</u></p> <p><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 affect upon key aspects of the plan would warrant an earlier review.</u></p> <p><u>Thus changes which substantially alter any of the following are likely to trigger the need for an immediate review:</u></p> <p>i <u>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 the district 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></p> <p>ii <u>The delivery of anticipated infrastructure which underpins the Local Plan. The Infrastructure Delivery Plan (IDP) sets out the requirements which underpin the plan so far as they can be determined at the point of adoption. It is recognised that infrastructure requirements and delivery can alter over time, which may in turn have an effect upon the delivery of key elements of the plan. Where there is a change in likely infrastructure delivery which has a substantial affect upon the strategy of the plan, then that will trigger a review of the plan.</u></p> <p><u>It should be noted that changes in infrastructure planning could occur which are both positive and negative in its affects upon the plan. This criterion is not limited simply to changes which diminish infrastructure delivery but encompasses circumstances which improve infrastructure delivery beyond those anticipated at the date of adoption.</u></p> |

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| | | | <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> <p><u>In addition to the above instances which could trigger the need for an early review of the plan, it is recognised that other issues might arise which substantially affect other key aspects of the Plan. That is not to say that a review would be triggered in all circumstances where there is an affect upon key aspects of the plan, but only where the affect is to substantially impact upon such key aspects such as sustained and significant under-delivery of planned levels of housing or employment provision.</u></p> <p><u>A review under this policy may be in whole or in part, however it is more likely that a review would be directed towards the specific concern and would comprise a partial review.</u></p> |

| Ref | Page | Policy / Paragraph | Main Modification |
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| | 170 | New Policy | <p>A new policy (Policy LPRM1) to be added to Chapter 25 following paragraph 25.3 The new policy to read</p> <p><u>Policy LPRM 1: 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>I. <u>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>II. <u>The rate of delivery, or the overall capacity, of Bailrigg Garden Village is well below that which is anticipated at the time of Local Plan adoption.</u></p> <p><u>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> |
| SPMM55 | 172 | Appendix A | <p>Additional term added to the Glossary (Appendix A)</p> <p><u>Built Up Area</u> - Land/buildings within the named Regional Centre, Key Service Centres, Market Town, Sustainable Rural Settlements and Rural Villages as specified in the Strategic Policies & Land Allocations DPD Policy SP2, and the Local Service Centres and Small Villages within the Arnside and Silverdale AONB, as set out in Policy AS01 of the Arnside & Silverdale AONB DPD. The non-built up area is any land/buildings outside of the areas as defined above</p> |
| | 174 | Appendix A | <p>Additional term added to the Glossary (Appendix A)</p> <p><u>Landscape Capacity</u> - An approach to planning in the AONBs that allocates and permits development only where it will not harm the primary purpose of the designation, which is to conserve and enhance the natural beauty, wildlife and cultural heritage of the area. This requires an objective assessment of the landscape and visual impact resulting from potential development.</p> |

| Ref | Page | Policy / Paragraph | Main Modification |
|--------|------|--------------------|--|
| SPMM56 | 185 | Appendix D | Additional mitigation option to be added to Appendix D <u>Mitigation Option I – Changes in Water Quality during construction and operation</u> - <u>Water Quality Protection Measures – Ensure a hydrological assessment is carried out to determine the impacts on water quality. This will ensure compliance with Policy DM34 within the Development Management DPD which requires that all new development 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.</u> |
| | 185 | Appendix D | Table D2 to be amended as reflected in Attachment 1 of this note. |
| | 186 | Appendix D | Delete Table D3 in its entirety and replace with a new Table D3 as reflecting in Attachment 2 of this note. |
| SPMM57 | 188 | Appendix E | Second paragraph to be amended to read The trajectory reports actual dwelling completions for the period 2011/2012 to 2017/18. A total of 2,070 <u>2,595</u> dwellings were completed during this period. |
| | 188 | Appendix E | The Housing Trajectory to be amended as reflected in Attachment 3 of this note. |
| SPMM58 | 189 | Appendix F | To include a new Appendix in the DPD which provides a Monitoring Framework for the Plan. The framework is set out in Attachment 4 of this note. |

Attachment 1 – Amended Table D2

Amendments highlighted in red.

| Allocation site | European site | | | Potential impact | | | Water Quality (construction and operation) |
|---|---------------------------|------------------------------|--------------------------|--|--|---|--|
| | Morecambe Bay Ramsar site | Morecambe Bay and Duddon SPA | Morecambe Bay SAC | Loss of FLL under the footprint of the allocation (construction and operation) | Recreation pressure on adjacent FLL (operation only) | Disturbance (construction and operation) | |
| Bailrigg Garden Village (Policy SG1) | ✓ | ✓ | N/A | Mitigation Option A | Mitigation Options F, G and H | Mitigation Options B, C, D and E | N/A |
| East Lancaster Strategic Site (Policy SG7) | ✓ | ✓ | N/A | AA determined no FLL within the allocation site, no mitigation required. | Mitigation Options F, G and H | AA determined no disturbance to adjacent FLL, no mitigation required. | N/A |
| Port of Heysham (Policy SG14) | ✓ | ✓ | ✓ | N/A | N/A | Mitigation Options B, C, D and E | <u>Mitigation Option I</u> |
| Port of Heysham Expansion (Policy SG14) | ✓ | ✓ | ✓ | N/A | N/A | Mitigation Options B, C, D and E | <u>Mitigation Option I</u> |
| Substation land (Policy SG15) | ✓ | ✓ | N/A | N/A | N/A | Mitigation Options B, C, D and E | |
| Lancaster West Business Park (Policy EC1.10) | ✓ | ✓ | N/A | AA determined no FLL within the allocation site, no mitigation required. | N/A | Mitigation Options B, C, D and E | |
| Land at Middleton Towers, Middleton (Policy DOS5) | ✓ | ✓ | ✓ | AA determined no FLL within the allocation site, no mitigation required. | Mitigation Options F <u>and</u> G <u>and</u> H | Mitigation Options B, C, D and E | <u>Mitigation Option I</u> |
| Glasson Industrial Area (Policy EC17) | ✓ | ✓ | ✓ | N/A | N/A | Mitigation Options B, C, D and E | <u>Mitigation Option I</u> |
| Allocation site | European site | | | Potential impact | | | |

Attachment 2 – New Table D3

Amendments highlighted in red.

| <u>Allocation site</u> <u>(sites in bold text</u> <u>are included</u> <u>within the AA</u> <u>alone)</u> | <u>Number of</u> <u>Dwellings</u> | <u>European Site</u> | | | <u>Potential Impact</u> |
|--|--------------------------------------|------------------------------------|--|---|--|
| | | <u>Morecambe Bay</u> <u>SAC</u> | <u>Morecambe Bay</u> <u>Ramsar site</u> | <u>Morecambe Bay</u> <u>and Duddon SPA</u> | <u>Recreational</u> <u>pressure on</u> <u>Morecambe Bay</u> <u>(operation only)</u> |
| <u>Bailrigg Garden</u> <u>Village (Policy</u> <u>SG1)</u> | <u>3,500</u> | ✓ | ✓ | ✓ | <u>Mitigation</u> <u>Options F, G and</u> <u>H</u> |
| <u>Land at</u> <u>Middleton</u> <u>Towers, Carr</u> <u>Lane (Policy</u> <u>DOS5)</u> | <u>576</u> | ✓ | ✓ | ✓ | <u>Mitigation</u> <u>Options F and G</u> |
| <u>East Lancaster</u> <u>Strategic Site</u> <u>(Cuckoo Farm</u> <u>and Ridge Farm)</u> <u>(Policy SG7)</u> | <u>900</u> | ✓ | ✓ | ✓ | <u>Mitigation</u> <u>Options F, G and</u> <u>H</u> |
| <u>North Lancaster</u> <u>Strategic Site</u> <u>(Policy SG9)</u> | <u>700</u> | ✓ | ✓ | ✓ | <u>Mitigation</u> <u>Options F and G</u> |
| <u>Land at</u> <u>Lundsfield</u> <u>Quarry (Policy</u> <u>SG11)</u> | <u>250</u> | ✓ | ✓ | ✓ | <u>Mitigation</u> <u>Options F and G</u> |
| <u>Lune Industrial</u> <u>Estate, New</u> <u>Quay Road</u> <u>(Policy DOS2)</u> | <u>200</u> | ✓ | ✓ | ✓ | <u>Mitigation F and</u> <u>G</u> |
| <u>Former Thomas</u> <u>Graveson Site,</u> <u>Warton Road,</u> <u>Carnforth (Policy</u> <u>DOS8)</u> | <u>N/A</u> | ✓ | ✓ | ✓ | <u>Mitigation F and</u> <u>G</u> |
| <u>Land at Grab</u> <u>Lane (Policy H4)</u> | <u>195</u> | ✓ | ✓ | ✓ | <u>Mitigation F and</u> <u>G</u> |
| <u>Lancaster Leisure</u> <u>Park and Auction</u> <u>Mart (Policy H5)</u> | <u>242</u> | ✓ | ✓ | ✓ | <u>Mitigation F and</u> <u>G</u> |
| <u>Royal Albert</u> <u>Fields, Ashton</u> <u>Road (Policy H6)</u> | <u>137</u> | ✓ | ✓ | ✓ | <u>Mitigation F and</u> <u>G</u> |
| <u>Land West of</u> <u>Middleton Road</u> <u>(Policy H1.4)</u> | <u>75</u> | ✓ | ✓ | ✓ | <u>Mitigation F and</u> <u>G</u> |
| <u>St Michaels Lane</u> <u>(Policy H2.4)</u> | <u>20</u> | ✓ | ✓ | ✓ | <u>Mitigation F and</u> <u>G</u> |
| <u>Lancaster Road,</u> <u>Overton (Policy</u> <u>H2.2)</u> | <u>32</u> | ✓ | ✓ | ✓ | <u>Mitigation F and</u> <u>G</u> |
| <u>Yenham Lane</u> <u>(Policy H2.3)</u> | <u>21</u> | ✓ | ✓ | ✓ | <u>Mitigation F and</u> <u>G</u> |
| <u>New Quay Road,</u> <u>Lancaster (Policy</u> <u>H1.1)</u> | <u>12</u> | ✓ | ✓ | ✓ | <u>Mitigation F and</u> <u>G</u> |

| | | | | | |
|---|------------|----------|----------|----------|---|
| <u>Luneside East, Lancaster (Policy H1.2)</u> | <u>148</u> | <u>✓</u> | <u>✓</u> | <u>✓</u> | <u>Mitigation F and G</u> |
| <u>Former Police Station, Heysham (Policy H1.3)</u> | <u>14</u> | <u>✓</u> | <u>✓</u> | <u>✓</u> | <u>Mitigation F and G</u> |
| <u>Land off Marsh Lane, Cockerham (Policy H2.10)</u> | <u>36</u> | <u>✓</u> | <u>✓</u> | <u>✓</u> | <u>Mitigation F and G</u> |
| <u>University of Cumbria (Policy H3.3)</u> | <u>15</u> | <u>✓</u> | <u>✓</u> | <u>✓</u> | <u>Mitigation F and G</u> |
| <u>Land North of Old Hall Farm, Over Kellet (Policy H2.5)</u> | <u>55</u> | <u>✓</u> | <u>✓</u> | <u>✓</u> | <u>Mitigation F and G</u> |
| <u>Major Industrial Estate (Policy EC1.9)</u> | <u>N/A</u> | <u>✓</u> | <u>✓</u> | <u>✓</u> | <u>AA determined that there would be no significant increase in visitors to the coast as a result of future development at these allocation sites, therefore no mitigation is required.</u> |
| <u>Lancaster West Business Park (Policy EC1.10)</u> | <u>N/A</u> | <u>✓</u> | <u>✓</u> | <u>✓</u> | |
| <u>Middleton Road Employment Area (Policy EC2.1)</u> | <u>N/A</u> | <u>✓</u> | <u>✓</u> | <u>✓</u> | |
| <u>Heysham Industrial Estate (Policy EC1.7)</u> | <u>N/A</u> | <u>✓</u> | <u>✓</u> | <u>✓</u> | |

Table D.3: Mitigation Options for new housing developments within 3.5km of Morecambe Bay and new employment developments within 1.5km of Morecambe Bay– in relation to recreational pressure on Morecambe Bay

| Policy No | Site Title | No. of Dwellings |
|------------------|--|-------------------------|
| Policy SG9 | North Lancaster Strategic Site | 700 |
| Policy SG11 | Lundsfield Quarry, Carnforth | 200 |
| Policy SG12 | Land South of Windermere Road, Carnforth | 500 |
| Policy DOS4 | Land at Lune Industrial Estate | 6,200 |
| Policy H4 | Land at Grab Lane, Lancaster | 195 |
| Policy H5 | Lancaster Leisure Park and Auction Mart, Lancaster | 200 |
| Policy H6 | Land at Royal Albert Fields, Lancaster | 71 |
| Policy DOS3 | Luneside East, Lancaster | 149 |
| Policy DOS10 | Former TDG Site, Warton Road, Carnforth | Unknown |
| Policy H1.2 | Land at New Quay Road, Lancaster | 12 |
| Policy H1.3 | Former Police Station, Heysham | 14 |
| Policy H1.4 | Broadway Hotel, Morecambe | 50 |
| Policy H1.5 | Land West of 113 White Lund Road, Oxcliffe Road | 10 |
| Policy H1.6 | Grove Street Depot, Morecambe | 21 |
| Policy H1.7 | Land West of Middleton Road, Heysham | 69 |
| Policy H2.2 | Lancaster Road, Overton | 32 |
| Policy H2.3 | Land to the North of Yenham Lane, Overton | 21 |
| Policy H2.4 | St Michaels Lane, Bolton le Sands | 20 |
| Policy H2.6 | Briar Lea Road, Nether Kellet | 55 |
| Policy H3 | University of Cumbria, Lancaster | 15 |
| Policy H2 | Land North of Old Hall Farm, Over Kellet | 55 |

| | | |
|-----------|-----------------------------------|----|
| Policy H2 | Monkswell Avenue, Bolton le Sands | 15 |
|-----------|-----------------------------------|----|

Attachment 3 – Amended Housing Trajectory

| Outstanding Commitment | Local Plan reference | LPSA Ref | Address | Outstanding approvals at 01/01/19 | 2011-2018 Completions | Pre-adoption | Total Pre-adoption | Years 1-5 | | | | | TOTAL | Years 6-10 | | | | | TOTAL | Years 11-15 | | | | | TOTAL | 15 year TOTAL | | | |
|--|----------------------|-------------|--|-----------------------------------|-----------------------|--------------|--------------------|-----------|-----------|-----------|---------|---------|-------|------------|---------|---------|---------|---------|-------|-------------|---------|------------------|---------|---------|-------|---------------|------|----|-------|
| | | | | | | | | 2019/2020 | 2020/2021 | 2021/2022 | 2022/23 | 2023/24 | | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | 2029/30 | 2030/31 | LOCAL PLAN TOTAL | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | 2031/32 | 2032/33 | 2033/34 | | | | | |
| Arkholme | | 11 | Land East of Arkholme Methodist Church | 16 | | | 0 | | | 8 | 8 | | 16 | | | | | | 0 | | | 16 | | | | 0 | 16 | | |
| Bolton-le-Sands | H2.4 | 32 | St Michael's Lane | 20 | | | 0 | 5 | 15 | | | | 20 | | | | | | 0 | | | 20 | | | | 0 | 20 | | |
| Caton and Brookhouse | | 851 | Former SJ Bargh site, Hornby Road | 30 | | 5 | 5 | 15 | 10 | | | | 25 | | | | | | 0 | | | 30 | | | | 0 | 30 | | |
| | | 38 | Land West of Sycamore Road | 22 | | | 0 | 10 | 12 | | | | 22 | | | | | | 0 | | | 22 | | | | 0 | 22 | | |
| Carnforth | | 832 | Land to the rear of Queens Hotel | 10 | | 10 | 10 | | | | | | 0 | | | | | | 0 | | | 10 | | | | 0 | 10 | | |
| Cockerham | H2.10 | Part of 643 | Land off Marsh Lane and Main St | 11 | | | 0 | | | | | | 0 | | 11 | | | | 11 | | | 11 | | | | | 11 | | |
| | | 869 | Rectory Gardens | 18 | | | 0 | | | | | | 0 | 3 | 5 | 10 | | | 18 | | | 18 | | | | | 18 | | |
| Cowan Bridge | | 119 | Burr Tree Meadow, A65 | 3 | | 3 | 3 | | | | | | 0 | | | | | | 0 | | | 3 | | | | 0 | 3 | | |
| Dolphinholme | | 874 | er Bond Gate (Part of Land N of Abbeystead F | 18 | | | 0 | | | | | | | 8 | 10 | | | | 18 | | | 18 | | | | 0 | 18 | | |
| Galgate | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | 138 | Land East Of A6 And North Of River Conder | 68 | | | 0 | | | | 18 | 25 | 43 | 25 | | | | | 25 | | | 68 | | | | 0 | 68 | | |
| Halton | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | H2.7 | 163 | Land South of Low Road 1 | 60 | | 8 | 8 | 30 | 22 | | | | 52 | | | | | | 0 | | | 60 | | | | 0 | 60 | | |
| | H2.8 | 669 | Land South of Forge Lane | 76 | | | 0 | 10 | 35 | 31 | | | 76 | | | | | | 0 | | | 76 | | | | 0 | 76 | | |
| | H2.9 | 159 | Land North of High Road | 66 | | | 0 | | | 6 | 20 | 20 | 46 | 20 | | | | | 20 | | | 66 | | | | 0 | 66 | | |
| Heysham | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | H1.3 | 179 | Former Police Station, Heysham Road | 14 | | | 0 | | 14 | | | | 14 | | | | | | 0 | | | 14 | | | | 0 | 14 | | |
| Hornby | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | 870 | Land rear of Ingleborough View | 11 | | | 0 | | | | | | 0 | 5 | 6 | | | | 11 | | | 11 | | | | 0 | 11 | | |
| | H2.1 | 240 | Land North of Royal Oak Meadow | 23 | | | 0 | | | | | | 0 | 10 | 13 | | | | 23 | | | 23 | | | | 0 | 23 | | |
| Lancaster | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | 255 | Land East of Bowerham Lane (South) | 25 | | | 0 | | 10 | 15 | | | 25 | | | | | | 0 | | | 25 | | | | 0 | 25 | | |
| | | | Land North Of Halo Carr Farm, Bowerham Lane (Land East of Bowerham Lane North) | 30 | | | 0 | | | | | | 0 | 5 | 10 | 15 | | | 30 | | | 30 | | | | 0 | 30 | | |
| | H1.2 | 286 | Luneside East | 148 | | 40 | 40 | 40 | 40 | 28 | | | 108 | | | | | | 0 | | | 148 | | | | 0 | 148 | | |
| | | 287 | Nightingale Hall | 24 | | 24 | 24 | | | | | | 0 | | | | | | 0 | | | 24 | | | | 0 | 24 | | |
| | | 313 | ancaster Moor Hospital Grounds Development | 37 | | 37 | 37 | | | | | | 0 | | | | | | 0 | | | 37 | | | | 0 | 37 | | |
| | | 323 | Luneside West | 32 | | 32 | 32 | | | | | | 0 | | | | | | 0 | | | 32 | | | | 0 | 32 | | |
| | | 389 | Moor Park, Quernmore Road | 39 | | 30 | 30 | 9 | | | | | 9 | | | | | | 0 | | | 39 | | | | 0 | 39 | | |
| | | 259 | Ridge Hotel | 16 | | 16 | 16 | | | | | | 0 | | | | | | 0 | | | 16 | | | | 0 | 16 | | |
| | | 716 | Lancaster Leisure Park | 3 | | 3 | 3 | | | | | | 0 | | | | | | 0 | | | 3 | | | | 0 | 3 | | |
| | | 872 | J Wedlake and Son, Wheatfield Street | 12 | | | 0 | | | | | | 0 | 12 | | | | | 12 | | | 12 | | | | 0 | 12 | | |
| | H1.1 | 260 | New Quay Road | 12 | | | 0 | | | | | | 0 | 5 | 7 | | | | 12 | | | 12 | | | | 0 | 12 | | |
| Middleton | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | DOSS | 408 | Former Pontins Holiday (Phase 1) | 161 | | | 0 | | | | | | 0 | 30 | 30 | 30 | 30 | 20 | 140 | 21 | | 161 | | | | 0 | 161 | | |
| | DOSS | 408 | Former Pontins Holiday (Phase 2 and 3) | 415 | | | 0 | | | | | | 0 | | | | 30 | 30 | 60 | 30 | 30 | 120 | 30 | 30 | 30 | 90 | 210 | | |
| Millhead | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | 414 | d Between Grange View and Braden, Mill Lane | 25 | | | 0 | 21 | 4 | | | | 25 | | | | | | 0 | | | 25 | | | | 0 | 25 | | |
| Morecambe | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | 523 | Broadway Hotel, Marine Road East | 49 | | | 0 | 49 | | | | | 49 | | | | | | 0 | | | 49 | | | | 0 | 49 | | |
| Overton | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | H2.2 | 557 | Land North of Overton Primary School | 32 | | | 0 | | | | 10 | 22 | 32 | | | | | | 0 | | | 32 | | | | 0 | 32 | | |
| Over Kellet | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | H2.5 | 800 | Land Associated with Old Hall Farm | 55 | | | 0 | | | | | | 0 | 15 | 20 | 20 | | | 55 | | | 55 | | | | 0 | 55 | | |
| | | 836 | Land adjacent to Church Bank and Greenway | 15 | | | 0 | | | | | | 0 | 5 | 10 | | | | 15 | | | 15 | | | | 0 | 15 | | |
| Warton | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | 685 | Land East of Farleton Close | 25 | | | 0 | | | 5 | 20 | | 25 | | | | | | 0 | | | 25 | | | | 0 | 25 | | |
| Whittington | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | 625 | Whittington Farm, Main Street | 18 | | | 0 | | | | | | 0 | 8 | 10 | | | | 18 | | | 18 | | | | 0 | 18 | | |
| Large site approvals | | | | | | 208 | 208 | 189 | 162 | 93 | 76 | 67 | 587 | 151 | 132 | 75 | 60 | 50 | 468 | 51 | 30 | 1344 | 30 | 30 | 30 | 90 | 1434 | | |
| Small Site Approvals | | | | 436 | | 70 | 70 | 70 | 70 | 70 | 70 | 70 | 350 | | | | | | 0 | | | 420 | | | | 0 | 420 | | |
| Student Housing Expectation (Commitment for 1,965 bedrooms as of 31st December 2018) | | | | | | 40 | 40 | 650 | 16 | 159 | 20 | 4 | 849 | | | | | | 0 | | | 889 | | | | 0 | 889 | | |
| Total Anticipated Completions | | | | | | 2075 | 2,595 | 318 | 318 | 909 | 248 | 322 | 166 | 141 | 1786 | 151 | 132 | 75 | 60 | 50 | 468 | 51 | 30 | 2653 | 30 | 30 | 30 | 90 | 5,338 |
| Pending Decisions | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | H1.4 | 177 | Land West of Middleton Road | 75 | | | 0 | | | | | | 0 | 15 | 30 | 30 | | | 75 | | | 75 | | | | 0 | 75 | | |
| | | 868 | Land to the rear of the Manor Inn | 24 | | | 0 | | | | | | 0 | 5 | 10 | 9 | | | 24 | | | 24 | | | | 0 | 24 | | |
| | | 793 | Scotland Road | 213 | | | 0 | | | | 13 | 50 | 63 | 50 | 50 | 50 | | | 150 | | | 213 | | | | 0 | 213 | | |
| | | 871 | Farmhouse Tavern and Motel | 14 | | | 0 | | | | 5 | 9 | 14 | | | | | | 0 | | | 14 | | | | 0 | 14 | | |

| Local Plan reference | LPSA Ref | Address | | 2011-2018 Completion | Pre-adoption | Total Pre-adoption | Years 1-5 | | | | | TOTAL | Years 6-10 | | | | | TOTAL | Years 11-15 | | | | | TOTAL | | | |
|----------------------|--|------------------------------|------------------------|----------------------|--------------|--------------------|-----------|-----------|-----------|---------|---------|-------|------------|---------|---------|---------|---------|-------|-------------|---------|-------|---------|---------|-------|------|--|---------|
| | | | | | 2018/19 | | 2019/2020 | 2020/2021 | 2021/2022 | 2022/23 | 2023/24 | | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | 2029/30 | 2030/31 | TOTAL | 2031/32 | 2032/33 | | | | 2033/34 |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SG1 | 136 / 807/132/813/814/818/141 /134/145/146/148/779/13 8/819/820/253/327/334/3 44/375/377/378/137/709/ 739/130/808/809/815/816 /840 | Lancaster | 3500 | | | | | | 30 | 75 | 100 | 205 | 125 | 125 | 150 | 150 | 150 | 700 | 150 | 150 | 1205 | 150 | 150 | 150 | 450 | | 1655 |
| SG7 | 671 / 289 / 811 / 823/873 | Lancaster | 930 (665/10/200/30/25) | | | | | | | 20 | 35 | 55 | 50 | 70 | 70 | 70 | 70 | 330 | 70 | 70 | 525 | 70 | 70 | 70 | 210 | | 735 |
| SG9 | 710 / 275 / 304 / 362 | Lancaster | 700 (415/20/250/15)) | | | | | | | | | | | | | | | | | | | | | | | | |
| SG11 | 61 | Carnforth | 250 | | | | | | | 25 | 25 | 50 | 25 | 25 | 25 | 25 | 25 | 125 | 25 | 25 | 225 | 25 | | | 25 | | 700 |
| H4 | 321 | Lancaster | 207 | | | | | 15 | 42 | 42 | 42 | 141 | 42 | 24 | | | | 66 | | | 207 | | | | 0 | | 207 |
| H3.1 | Part of 369 | Lancaster | 75 | | | | | | | | | 0 | 25 | 25 | 25 | | | 75 | | | 75 | | | | 0 | | 75 |
| H3.2 | Part of 383 | Lancaster | 10 | | | | | | | | 10 | 10 | | | | | | 0 | | | 10 | | | | 0 | | 10 |
| H5 | 331 / 359 / 388 / 699 | Lancaster | 242 (35/72/100/35) | | | | | | | | | | | | | | | | | | | | | | | | |
| H6 | 261 / 298 | Lancaster | 137 (60/77) | | | | | | | | 15 | 15 | 30 | 35 | 35 | 37 | | 107 | | | 137 | | | | 0 | | 242 |
| DOS2 | 736 | Lancaster | 200 | | | | | | | | 15 | 15 | 30 | 30 | 30 | 30 | 30 | 150 | 35 | | 200 | | | | 0 | | 137 |
| H3.3 | 372 | Lancaster | 15 | | | | | | | | | 0 | | 5 | 10 | | | 15 | | | 15 | | | | 0 | | 15 |
| H2.6 | 713 | Halton | 20 | | | | | | | | | 0 | 10 | 10 | | | | 20 | | | 20 | | | | 0 | | 20 |
| H2.3 | 684 | Overton | 21 | | | | | | | | | 0 | 5 | 6 | 10 | | | 21 | | | 21 | | | | 0 | | 21 |
| H2.10 | Part of 643 | Cockerham | 25 | | | | | | | | | 0 | 5 | 20 | | | | 25 | | | 25 | | | | 0 | | 25 |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 607 | 837 | Land North West of Sand Lane | | | | | | | | | | 0 | | | 6 | 6 | | 12 | | | 12 | | | | 0 | | 12 |
| | 838 | 17 Main Street | | | | | | | | | | 0 | 4 | 5 | | | | 9 | | | 9 | | | | 0 | | 9 |
| | | | 0 | 0 | 0 | 0 | 0 | 15 | 92 | 237 | 347 | 691 | 481 | 505 | 488 | 406 | 400 | 2280 | 395 | 262 | 3628 | 245 | 220 | 220 | 685 | | 4313 |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SG1 | 840 | Lancaster | 800 | | | | | | | 240 | 160 | 400 | | | | | | 0 | 80 | 80 | 560 | 80 | 80 | 80 | 240 | | 800 |
| | | Lancaster | 400 | | | | | | | | | 0 | 80 | 80 | 80 | 80 | 80 | 400 | | | 400 | | | | 0 | | 400 |
| SG5 | 343 / 833 | Lancaster | 400 (400/0) | | | | | | | 240 | 160 | 400 | | | | | | 0 | | | 400 | | | | 0 | | 400 |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 80 | 91 | 82 | 76 | 76 | 405 | 76 | 76 | 557 | 60 | 60 | 60 | 180 | | 737 |
| | | | | 2595 | 318 | 318 | 909 | 263 | 414 | 901 | 867 | 3354 | 862 | 898 | 814 | 622 | 606 | 3802 | 602 | 448 | 11119 | 415 | 390 | 390 | 1195 | | 12314 |

Attachment 4 – New Monitoring Framework

| Strategic Objective | Sub-objectives | Policies | Indicators | Targets | Trigger | Proposed action for target not being met |
|---|---|--|---|--|---|--|
| SO1: Delivery of a thriving local economy that fosters investment and growth and supports the opportunities to deliver the economic potential of the district | Retaining existing jobs and promote additional job creation to support a total of 54,000 FTE jobs by 2031, supporting better paid more satisfying and better quality employment mix focused on the right sectors; | Strategic Policies & Land Allocations DPD: Policies SP4, SP5, SG1, SG2, SG4, SG5, SG6, SG9, SG12, SG13, SG14, EC1, EC2, EC3, EC4, EC5, EC6, EC7, TC1, TC3, TC4, DOS1, DOS2, DOS4, DOS6 & SC1. Development Management DPD: Policies DM14, DM15, DM16, DM28, DM58, DM59 & DM64. | <ul style="list-style-type: none"> • Total Employee Jobs (Full Time) – NOMIS • Total Employee Jobs (Part Time) – NOMIS • Full Time Employees – BRES • Part Time Employees - BRES | <ul style="list-style-type: none"> • The current number of full time employee jobs is 37,000, growth in full time Jobs of 10% during the course of the entire plan period. • The current number of part time employee jobs is 22,000, growth in the part time jobs number of 15% during the course of the entire plan period. • The number of full time Employees living within the district is 36,700, growth of full time employment of 10% during the course of the entire plan period. • The number of part time employees living in the district is 21,600, growth, of part time employment of 15% during the course of the entire plan period. | An identified loss of employment based on NOMIS figures which identify a decline in total employee jobs over 3 consecutive years. | Review of Employment Land evidence, including updating Experian Modelling Data to assess economic growth potential within the district. Subject to evidence there may be a need for a plan review. |
| | Capitalising on the district's identification as a centre of excellence for knowledge led growth, exploiting future opportunities at Lancaster University, University of Cumbria and Lancaster University Health Innovation Campus; | Strategic Policies & Land Allocations DPD: Policies SP4, SP5, SG1, SG2, EC6 & EC7 Development Management DPD: Policies DM14, DM15, DM16 & DM28 | <ul style="list-style-type: none"> • Employment by Occupation – Major Group 1-3 including Professional Occupations, Associate Professional and Technical – NOMIS • Employee Jobs by Industry – M: Professional, Scientific and Technical Activities – NOMIS • Employee Jobs by Industry – P: Education - NOMIS | <ul style="list-style-type: none"> • The current level of employment in this occupational sector (Professional Occupations, Associate Professional and Technical) is 29,300 jobs, seek growth in this sector of 10% during the course of the entire plan period. • The current level of employment in this occupational sector (Professional, Scientific and Technical Activities) is 4,500 jobs, seek growth in this sector of at least 15% during | An identified loss of employment based on NOMIS figures which identify a decline in total employee jobs over 3 consecutive years. | Liaise with Higher Education provides, consider greater flexibility in plan making, support establishments where sustainable growth can be achieved |

| Strategic Objective | Sub-objectives | Policies | Indicators | Targets | Trigger | Proposed action for target not being met |
|---------------------|---|---|--|---|---|--|
| | | | | <p>the course of the entire plan period.</p> <ul style="list-style-type: none"> The current level of employment in this occupational sector (Education) is 10,000 jobs, seek growth in this sector of at least 5% during the course of the entire plan period. | | |
| | Developing the district's role in the energy sector by utilising its expertise in the nuclear power and renewable energy industry and investment in energy infrastructure in south Heysham; | Strategic Policies & Land Allocations DPD: Policies SP4, SP5, SG12, SG13 & SG14 Development Management DPD: Policies DM14, DM15, DM16, DM28, DM58 & DM59 | <ul style="list-style-type: none"> Employee Jobs by Industry – D: Electricity, Gas, Steam and Air Conditioning Supply – NOMIS | <ul style="list-style-type: none"> The current level of employment in the Electricity, Steam and Air Conditioning Supply sector is 1,250 jobs, seek growth in this sector of 150 jobs through the course of the entire plan period. | An identified loss of employment based on NOMIS figures which identify a decline in total employee jobs over 3 consecutive years. | Consider whether more alternative methods are available to encourage growth in this sector through liaison with energy providers. |
| | Capitalising on the accessibility of the district, maximising the opportunities provided by its location on the main strategic rail and road network and opportunities at the Port of Heysham | Strategic Policies & Land Allocations DPD: Policies SP10, SG1, SG5, SG12, T1, T2, T3 & T4. Development Management DPD: Policies DM28, DM60, DM61, DM62, DM63 & DM64. | Employee Jobs by Industry – H: Transportation and Storage – NOMIS | The current level of employment in the Transportation and Storage sector is 3,000 jobs, seek growth of 500 jobs through the course of the entire plan period. | An identified loss of employment based on NOMIS figures which identify a decline in total employee jobs over 3 consecutive years. | Continue to work with key stakeholders and transport providers to ensure that any obstacles to transport improvements and recognised and understood. |

| Strategic Objective | Sub-objectives | Policies | Indicators | Targets | Trigger | Proposed action for target not being met |
|---------------------|--|--|--|--|---|---|
| | Promoting the vitality, viability and accessibility of Lancaster City Centre capitalising on the heritage and cultural assets of the city to create a thriving destination for retail, culture and leisure activities, securing its role as a regional centre for North Lancashire and South Cumbria and the regeneration of the Lancaster Canal Quarter | Strategic Policies & Land Allocations DPD: Policies SP4, SP7, SG4, SG5, SG6, TC1, TC2, TC3, TC4, DOS1, EN1 SC4, SC5, T1 & T3. Development Management DPD: Policies DM16, DM17, DM20, DM21, DM22, DM23, DM24, DM25, DM26, DM37, DM38, DM39, DM40, DM41 & DM42. | <ul style="list-style-type: none"> Employee Jobs by Industry – G: Wholesale and Retail Trade – NOMIS Employee Jobs by Industry – I: Accommodation and Food Service Activities – NOMIS Employee Jobs by Industry – R: Arts, Entertainment and Recreation - NOMIS | <ul style="list-style-type: none"> The current level of employment in the Whole and Retail sector is 8,000 jobs, seek growth in this sector of 700 jobs through the course of the entire plan period. The current level of employment in the Accommodation and Food Service sector is 5,000 jobs, seek growth in this sector of 500 jobs through course of the entire plan period. The current level of employment in the Arts, Entertainment and Recreation sector is 1,000 jobs, seek growth in this sector of 100 jobs through the course of the entire plan period. | An identified loss of employment based on NOMIS figures which identify a decline in total employee jobs over 3 consecutive years. | Consider whether the approach taken to delivering improvements in the City Centre are flexible enough and consider the wider impacts of the town centre as a whole. Changes could be applied through the preparation of supplementary guidance where necessary. |
| | Promoting the historic and cultural centre of Lancaster, the coastal town of Morecambe, the Market Town of Carnforth and the rural areas of the district to boost visitor numbers in the district. | Strategic Policies & Land Allocations DPD: Policies SP4, SP7, TC1, TC2, TC3, TC4, DOS1, DOS6, EN1 & T3. Development Management DPD: Policies DM22, DM23, DM24, DM25, DM26 & DM55. | <ul style="list-style-type: none"> Levels of Visitor Numbers attracted to the District. Applications made for cultural and leisure facilities in main urban areas (Annual Monitoring Report). | Net increase of visitor numbers coming into the district on a year-on-year basis. | Failure to deliver the target over three year intervals | Consider improvements to marketing and promotion of the district. Liaise with local groups and stakeholders to ensure that assistance (where appropriate) can be given to improving the cultural offer of the district. |
| | Maintaining the momentum of renewal in Morecambe to support the implementation of the Morecambe Area Action Plan | Strategic Policies & Land Allocations DPD: Policies SP2, SP3, EC5, TC1, TC4, DOS6 & SC1. | Applications approved within the Morecambe Area Action Plan area which will provide economic benefit to the town in terms of job creation and boosting visitor numbers. | Net increase of visitor numbers visiting the town on a year-on-year basis. Net increase in approvals for regeneration led proposals within the Morecambe Area | Failure to deliver the target over three year intervals | Review of the Morecambe Area Action Plan at the end of its lifespan in 2021 to consider whether a further action plan is required. Review of the West End Masterplan. |

| Strategic Objective | Sub-objectives | Policies | Indicators | Targets | Trigger | Proposed action for target not being met |
|---------------------|---|---|---|--|--|---|
| | and opportunities for investment and renewal in the West End; | Development Management DPD: Policies DM1, DM2, DM3, DM15, DM16 & DM55 | | Action Plan and West End Regeneration Area. | | |
| | Support heritage-led regeneration in Carnforth and strengthen its role as an important Market Town | Strategic Policies & Land Allocations DPD: Policies SP2, SP3, SP8, TC1, DOS7, DOS8, SC1, SC5 & T3. Development Management DPD: Policies DM14, DM15, DM16, DM22, DM24, DM26 & DM55. | <ul style="list-style-type: none"> Applications approved for the re-use or regeneration of buildings within Carnforth Conservation Area (Employment Land Monitoring). Applications approved for main town centre uses within Carnforth Town Centre (Retail Monitoring). | <p>Positive assessment through local Conservation Area Appraisal and Heritage Assessments.</p> <p>Net increase in approvals for regeneration led proposals within Carnforth town centre and conservation area.</p> | <p>Negative assessment through local Conservation Area Appraisal and Heritage Assessments.</p> <p>Continued inclusion on the Conservation Area at risk register.</p> | Review of the Conservation Area Appraisal to ensure the important heritage assets are protected and recognised. Ensure that development proposals are sympathetic to these features through work with key stakeholders. |
| | Promoting regeneration at key regeneration areas including Morecambe town centre, Morecambe West End, Heysham Gateway, Luneside, Caton Road Gateway and White Lund Employment Area to encourage physical regeneration and promote economic growth in the district | Strategic Policies & Land Allocations DPD: Policies SP3, SP4, SG13, EC4, EC5, TC4, DOS1, DOS2, DOS3, DOS5, DOS6, SC1, T1, T2, T3 & T4. Development Management DPD: Policies DM1, DM2, DM14, DM16, DM22, DM23 & DM24. | Applications approved within the identified regeneration priority areas which provide economic benefit in terms of job creation, investment and bringing derelict land back into re-use to meet evidenced development needs. | Net increase in approvals for regeneration led proposals within identified regeneration priority areas. | Failure to deliver the target over three year intervals | Work with key stakeholders to understand obstacles to regeneration and address them in the most appropriate and effective manner. |
| | Supporting the delivery of housing that contributes to sustainable development and | Strategic Policies & Land Allocations DPD: | <i>Reported under objective SO2</i> | <i>Reported under objective SO2</i> | <i>Reported under objective SO2</i> | <i>Reported under objective SO2</i> |

| Strategic Objective | Sub-objectives | Policies | Indicators | Targets | Trigger | Proposed action for target not being met |
|---------------------|--|---|--|---|--|--|
| | boosts opportunities for economic growth | Policies SP6, SG1, SG7, SG9, SG11, H1, H2, H3, H4, H5, H6, DOS1, DOS2, DOS4, DOS5, DOS7 & SC1. Development Management DPD: Policies DM1, DM3, DM4, DM5, DM6, DM7, DM12, DM13 & DM55. | | | | |
| | Securing a balanced portfolio of employment sites that ensures there is sufficient supply and range of locations available for job creation and economic growth | Strategic Policies & Land Allocations DPD: Policies SP4, SP5, SG1, SG9, SG12, SG13, EC1, EC2, EC3, EC4, DOS2, DOS7 & SC1. Development Management DPD: Policies DM14, DM15 & DM55 | <ul style="list-style-type: none"> • Employment Site Surveys – Vacancy Rates (Employment Land Monitoring). • Applications received for business related development on allocated employment sites (Employment Land Monitoring) | Net reduction in vacancy rates on identified employment sites. | Land remains vacant for over 3 years. | Continue to monitor the economic value of employment site in relation to occupation and vacancy levels. Where sites are not performing consideration would be given to alternative uses in accordance with national planning policy. |
| | Retaining a hierarchy of retail centres across the district that provide key services to local residents and provide good accessibility to the main centres of the district via a range of sustainable transport modes | Strategic Policies & Land Allocations DPD: Policies SP4, SP10, SG1, SG7, SG9, SG11, TC1, TC2, TC3, TC4, DOS6, T1, T2, T3 & T4. Development Management DPD: | <ul style="list-style-type: none"> • Town Centre Health checks including Vacancy Rates • Applications received for retail and main town centre uses within the defined centre (Retail Monitoring) • Gross floorspace completed (A1, A2, B1a and D2 within identified town centres) within Lancaster, Morecambe and Carnforth town centre • Pedestrian flows in the main retail centres • Mix of uses (A1, A2, A3, A4, A5 and other) reported within the main retail centres | <p>Net reduction in vacancy rates in Lancaster, Morecambe and Carnforth town centre.</p> <p>Net increase in pedestrian flows recorded in main retail centres.</p> | <p>Sites/buildings continue to remain vacant for over 3 years.</p> <p>Fall in pedestrian footfall reported over 3 year period.</p> | Monitoring the health of defined centres within the hierarchy to ensure vitality and viability. Where there are challenges to this, consider where interventions are appropriate to boost vitality and viability. |

| Strategic Objective | Sub-objectives | Policies | Indicators | Targets | Trigger | Proposed action for target not being met |
|---------------------|---|--|--|--|---|---|
| | | Policies DM16, DM17, DM18 & DM19. | | | | |
| | Addressing the clear imbalances in the district's ageing population by encouraging growth in the district's working age population through the promotion of economic growth and new housing and a cultural offer that is attractive to a wide range of age groups | Strategic Policies & Land Allocations DPD: Policies SP4, SP5, SP6, SP9, SG1, SG2, SG4, SG5, SG6, SG7, SG9, SG11, SG12, SG13, SG14, EC1, EC2, EC3, EC5, EC6, EC7, TC1, TC3, TC4, H1, H2, H3, H4, H5, H6, DOS1, DOS2, DOS4, DOS5, DOS7, SC1, SC2, SC3, SC4, SC5, T2 & T4. Development Management DPD: Policies DM1, DM2, DM8, DM12 & DM55 | <ul style="list-style-type: none"> Levels of employment for the over 64 age bracket. Levels of housing approved for the over 55 age bracket. | Reduction in unemployment levels within the district Positive assessment within the districts housing needs survey for over 55 age group. | Increase in unemployment levels over a 3 year period. Negative assessment for over 55 age group within local housing needs assessment. | Seek to work with stakeholders to ensure that opportunities are available for older people to seek employment where they choose to. Potential review of housing policies in relation to older person housing delivery. |
| | Maximising the retention of graduates from the district's Higher Education establishments and boosting the levels of skilled workers in the district to promote economic growth | Strategic Policies & Land Allocations DPD: Policies SP4, SP5, SG2, SG9, SG12, SG14, EC1, EC2, EC3, H1, H2, H3, H4, H5, H6, DOS1, DOS2, DOS4, DOS5 & SC1. Development Management DPD: | Growth in resident population between 24 – 30 – ONS | Increased retention of graduates | Reported decline in 24-30 age group | Consider how the impact of new housing, employment, cultural and leisure facilities has effected the retention of graduates and whether further promotion and creation of facilities can be achieved through liaison with key stakeholders. |

| Strategic Objective | Sub-objectives | Policies | Indicators | Targets | Trigger | Proposed action for target not being met |
|---|--|--|---|---|--|--|
| | | Policies DM1, DM2, DM3, DM4, DM6, DM12, DM13, DM14, DM15 & DM55. | | | | |
| | Making the most of the district's geographical position on Morecambe Bay, the location of two Areas of Outstanding Natural Beauty, the Yorkshire Dales National Park, which is partly within the district and the nearby Lake District National Park | Strategic Policies & Land Allocations DPD: Policies SP8, EN2, EN3, EN4, EN5, EN7, SC2, SC3, SC4, T2 & T3. Development Management DPD: Policies DM16, DM17, DM18 & DM46. | <ul style="list-style-type: none"> Employee Jobs by Industry – I: Accommodation and Food Service Activities – NOMIS Levels of Visitor Numbers attracted to the District. | The current level of employment in this sector is 5,000 jobs, seek growth in this sector of 500 through the course of the entire plan period. | Fall in employment within this sector over a three year interval | Ensure an appropriate balance between delivering economic benefits and protection of the environment. In the event that visitor numbers to the area are not boosted then consider (via liaison with stakeholders) how better promotion of the area can be achieved. |
| | Supporting rural diversification, rural job creation and rural economic growth through encouraging and securing appropriate growth of existing and new rural businesses | Strategic Policies & Land Allocations DPD: Policies SP4, SP5, EC1, EC2 & EC3. Development Management DPD: Policies DM14, DM15, DM47, DM48 & DM49. | Rural employment premises delivered. | Increased delivery of rural employment premises | Failure to deliver employment premises over three year intervals. | Where opportunities for growth in the rural economy are being obstructed. Consider these barriers and consider whether a more flexible approach is required toward rural economic growth in the context of local and national planning policy. |
| SO2: Provision of a sufficient supply, quality and mix of housing to meet the changing needs of the population and support growth and investment. | Delivering housing in the district to support economic growth and meet housing needs in the most sustainable locations including Lancaster, Morecambe, | Strategic Policies & Land Allocations DPD: SP2, SP3, SP6, SG1, SG5, SG7, SG9 & SG11. Development Management DPD: | <p>Net additional dwellings completed for the reported financial year reporting:</p> <ul style="list-style-type: none"> Completions on allocated sites Completions on unallocated (windfall) sites, split by PDL and greenfield <p>Net additional dwellings completed since the plan was adopted.</p> | <p>Provision of 10,440 dwellings over the plan period.</p> <p>5 years of deliverable housing land at all times</p> | <p>Shortfall in 5 year supply of greater than 1 year</p> <p>Align to proposed housing delivery test: 95% below annual requirement, 25% below annual requirement from</p> | <p>Identify problems and potential causes of variants and identify measures to address them.</p> <p>Work with key providers, developers and landowners to better manage the delivery of development (this could involve reviewing S106 agreements and other contributions)</p> |

| Strategic Objective | Sub-objectives | Policies | Indicators | Targets | Trigger | Proposed action for target not being met |
|---------------------|---|--|--|---|---|---|
| | Heysham, Carnforth and other identified Sustainable Settlements; | DM1, DM2, DM3, DM4, DM5, DM6, DM7, DM8, DM9, DM10, DM11, DM12 and DM13 | 5 year housing land supply position | | November 2018, 45% below annual requirement from November 2019, 65% below annual requirement from November 2020. | Identify potential funding opportunities to help bring sites forward Work with HCA to bring forward sites Implementation of measures identified by the proposed Housing Delivery Test Implement a call for sites and potential review of capacity via the SHELAA Consider a review Local Plan |
| | Building a range of housing types, sizes and tenures to meet the needs of all members of the community; | Strategic Policies & Land Allocations DPD: SG1, SG7, SG9, SG11, H1, H3, H4, H5, H6 Development Management DPD: DM1, DM2, DM3, DM7, DM8, DM10, DM11, DM12, DM13 | Split between housing types across development sites: <ul style="list-style-type: none"> Semi/detached/terraced/flat/bungalow/other Split by number of bedrooms Residential developments with new dwellings meeting the Nationally Described Space Standard Number of affordable completions as a percentage of overall housing delivery | To be determined by emerging Housing Strategy – general housing completions to match type and size required as determined by most up to date Strategic Housing Market Assessment All new dwelling completions to meet the Nationally Described Space Standards Affordable housing completions matching policy requirements on all new residential development | 25% of new housing completions not meeting Nationally Described Space Standards 25% of new housing completions not meeting adopted policy on affordable housing | Identify problems and potential causes of variants and identify measures to address them Consider update of Local Plan Viability Assessment in order to identify whether position has changed on viability Liaise with developers to understand why targets are not being met to identify barriers and understand potential ways of addressing situation. Review Local Plan |
| | Ensuring that new development is well designed, sustainable and energy efficient | Strategic Policies & Land Allocations DPD: SP3, SG1, SG2, SG5, SG7, SG9, SG11, SG13, EC2, EC3, EC5, EC6 & TC3. Development Management DPD: DM2, DM29, DM30, DM31, | Number of new homes built each year above required building standards. Development receiving design awards (Lancaster District design awards, civic trust awards, BURA awards, RTPI awards or CABA awards) Number of appeal decisions won on design grounds Proportion of new dwellings subject to planning permissions granted each year requiring electric car recharging points. | Approval of 2 exemplar energy schemes per annum within the district 2 or more design awards or referrals achieved per annum. 100% of appeal decisions won on design grounds 75% of new dwellings granted approval by 2031 to be fitted | Failure to deliver the target over two year intervals Failure to deliver the target over two year intervals 25% of appeals lost on design grounds. Annual monitoring reveals failure to condition 75% of new | Identify problems and potential causes of variants and identify measures to address them In relation to electric charging points work with the Council's air quality officer to identify potential barriers. Possible review of supplementary planning guidance on this issue. Where appeals are being lost on design investigate the need for additional design guidance and training for officers. Consider a review of the Local Plan. |

| Strategic Objective | Sub-objectives | Policies | Indicators | Targets | Trigger | Proposed action for target not being met |
|---------------------|---|--|---|--|---|--|
| | | DM32, DM33, DM34, DM35 & DM36 | | with electric car recharging points | dwelling permissions within reported year. | |
| | Developing high quality housing that is appropriate and affordable for current and future residents particularly within rural areas of the district, contributing to the creation of a balanced housing market; | Strategic Policies & Land Allocations DPD: SP2, SP6, SG1, SG7, SG9, SG11, H1, H2, H4, H5, H6 Development Management DPD: DM1, DM2, DM3, DM4, DM5, DM6, DM12 | Housing completions in the rural areas in comparison to suggested housing mix in Strategic Housing Market Assessment for rural sub areas Number of affordable completions in rural areas Percentage of rural affordable housing completions as a percentage of overall housing delivery in the rural area | 80% of new housing developments to broadly accord with Strategic Housing Market Assessment suggested mix for housing Increase number of affordable completions within rural areas of the district All new residential developments in rural areas to meet affordable housing policy requirements | Less than 50% of new housing completions in rural areas not meeting suggested housing mix in Strategic Housing Market Assessment Number of affordable housing completions in rural areas drops for third consecutive year Less than 25% of new housing completions over a two year period meeting adopted policy on affordable housing in rural sub areas | Identify problems and potential causes of variants and identify measures to address them Consider update of Local Plan Viability Assessment in order to identify whether position has changed on viability Liaise with developers to understand why targets are not being met to identify barriers and understand potential ways of addressing situation. Review Local Plan |
| | Securing the long-term sustainability of rural communities by supporting well designed and located rural housing of appropriate tenure to meet local needs | Strategic Policies & Land Allocations DPD: SP2, SP6, H2 Development Management DPD: DM1, DM2, DM3, DM4, DM5, DM6 | Number/percentage of new dwellings in rural areas meeting Nationally Described Space Standards Number percentage new dwellings in rural areas meeting M4(2) Building Regulations Number of affordable completions in rural areas | All new dwellings in rural areas meeting Nationally Described Space Standards 20% of all new dwellings in rural areas meeting M4(2) Building Regulations 40% (50% in AONB) of all new homes in rural areas being affordable | Under 75% of new homes over a two year period not meeting Nationally Described Space Standards Under 10% of new dwellings over a two year period meeting Nationally Described Space Standards Less than 25% of new housing completions over a two year period meeting adopted policy on affordable housing in rural sub areas | Identify problems and potential causes of variants and identify measures to address them Consider update of Local Plan Viability Assessment in order to identify whether position has changed on viability Liaise with developers to understand why targets are not being met to identify barriers and understand potential ways of addressing situation. Review Local Plan |
| | Seeking to bring back into use residential | Strategic Policies & Land | Percentage of empty homes in the district | Reduce the number of homes that have been empty for more than 2 years by 10% | Failure to deliver the target over two year intervals | Identify problems and causes of vacancy |

| Strategic Objective | Sub-objectives | Policies | Indicators | Targets | Trigger | Proposed action for target not being met |
|---|--|--|--|---|--|--|
| | properties which have suffered from long-term vacancy in order to make a contribution towards meeting housing needs | Allocations DPD SP3 & SP6 Development Management DPD: DM1, DM2, DM3 & DM13. | | | | Work with key partners to assist in bringing dwellings back into use targeting persistent long-term vacancies. Assess the need for additional resources within the City Council to address this issue. |
| | The preparation, implementation and on-going maintenance of a Brownfield Register to ensure that there is a full understanding of available brownfield land and that where appropriate to do so development proposals for such sites can come forward in a positive and proactive manner | Strategic Policies & Land Allocations DPD SP3 | New and converted dwellings completed on pdl Total amount of floorspace completed on pdl | 70% of sites on the brownfield register brought back into use. | If target is not achieved by 2024 | Identify problems and potential causes of variants and identify measures to address them Work with key providers, developers and landowners to better manage the delivery of development (this could involve reviewing S106 agreements and other contributions) Work with HCA to bring forward sites Progress to stage 2 of the Local Brownfield Register; Assess the need for additional resources within the City Council to address this issue. |
| | To address the specific needs of the Gypsy, Traveller and Travelling Show people communities to ensure their needs can be met through the course of the plan period | Strategic Policies & Land Allocations DPD: SP6 Development Management DPD: DM9 | Number of new permanent pitches available in the district Number of unauthorised and illegal encampments or developments, and enforcement actions carried out within the district per annum. The level of need for pitches identified within the latest Gypsy and Traveller Accommodation Assessment or Housing Need Study. Number of planning applications submitted for new sites or extensions and/or alterations to existing sites and their outcome. | To meet the level of identified need To aim to meet the unmet cultural need for Gypsy and Traveller sites To minimise the number of illegal encampments and the need for enforcement action carried out | A reduction in available supply of pitches below 50% of need Significant increase in illegal encampments or need for enforcement action | Bring forward Gypsy and Traveller Site Allocations in line with dates in Local Development Scheme Continue to work with gypsy and traveller community to ensure needs are being met wherever possible Keep evidence base on gypsy and traveller needs up to date |
| SO3: Protect and enhance the natural, historic and built environment of the district. | Respecting, conserving and enhancing the character, setting and local distinctiveness of places, buildings | Strategic Policies & Land Allocations DPD SP7, SP8, SP9, SG1, SG2, SG5, SG6, SG7, SG9, SG11, SG12, | % of conservation areas with appraisal | 17 of 36 Conservation Areas to have an appraisal by Feb 2020 (47%) | No progress made in producing conservation area appraisals or Management Plans/Design Guides by February 2019 | In relation to the first three indicators assess conservation team workload and re-assess priorities if necessary. |

| Strategic Objective | Sub-objectives | Policies | Indicators | Targets | Trigger | Proposed action for target not being met |
|---------------------|---|--|--|---|--|---|
| | and landscapes though careful design and siting of development, and encouraging new development to make a positive contribution, in order to retain the district's unique character and identity. | SG13, EC3, EC5, EC6, H3, H4, H6, DOS4, DOS5, EN1, EN2, EN3, EN4, EN5, EN6, EN7, EN8, SC1 & TC3. Development Management DPD: DM2, DM3, DM4, DM21, DM29, DM37, DM38, DM39, DM40, DM41, DM42, DM30, DM45, DM46, DM53, DM55, DM65 & DM66. | % of conservation areas with management plans/design guides Up-to-date district wide Heritage Strategy Number of conservation-related pre-application advice received (DM or specialist heritage advice). | 4 of 36 of the Conservation Areas to have a management plan or design guide by Feb 2020 (14%) Adopt by April 2020 then keep up to date (review at least every 4 years) Annual increase from April 2018 baseline to April 2020 | No progress made in producing conservation area appraisals or management plans / design guides by August 2019 Check progress and ensure on track by December 2019 No increase or drop in the number of heritage related pre-application advice applications received per annum | For the final indicator engage with local agents and architects to promote pre-application advice service. |
| | Maintaining and enhancing the character and heritage of the district's settlements | Strategic Policies & Land Allocations DPD: SP7, SG4, SG5, SG6, EC5, H3, DOS6, EN1, EN2, EN8 & SC1 Development Management DPD: DM2, DM3, DM4, DM21, DM29, DM37, DM38, DM39, DM40, DM41, DM30, DM44, DM45, DM52, DM54, DM64 & DM65. | All of the above indicators, and; Condition of Article 4 Direction Areas stable or improving Number of heritage-led regeneration and restoration projects managed by the Council (operating or applied for) or being a stakeholder in. | Bi-annual condition survey of Article 4 Direction Areas shows the trend as stable or improving. Increase in Council involvement in Regeneration Priority Areas (Policy EC5) | Increase in the number of enforcement cases annually relating to Article 4 Directions on an annual basis. Condition of Regeneration Priority Areas declines or becomes 'at risk'. | Further engagement with Enforcement Team to consider proactive enforcement tools available (i.e. S215 Notices, Enforcement Notices); Review the effectiveness of access to information on the requirements for planning permission on the Council's webpage. Further engagement with building owners;; Engage with Enforcement Team to consider use of proactive enforcement powers available (i.e. S215, Urgent Works and Repairs Notices); Further engagement Regeneration Team, as well as funding bodies, e.g. HLF, AHF. |
| | Conserving and enhancing the district's heritage | Strategic Policies & Land Allocations | All of the above indicators and | | | Further engagement with building owners; further engagement with Historic England regarding buildings |

| Strategic Objective | Sub-objectives | Policies | Indicators | Targets | Trigger | Proposed action for target not being met |
|---------------------|--|---|--|--|---|--|
| | assets and their settings in a manner appropriate to their significance, so that they can continue to be enjoyed by this and future generations. | DPD: SP7, SG5, SG6, SG7, SG9, EC5, H3, H4, H6, DOS1, DOS4, DOS5, EN1, EN5, EN7, EN8, SC1 & T3. Development Management DPD: DM2, DM3, DM4, DM21, DM26, DM37, DM38, DM39, DM40, DM41, DM42, DM45, DM46, DM47, DM53, DM65 & DM66. | Number of listed buildings on the national 'Heritage at Risk' Register produced by Historic England Number of buildings on the List of Local Heritage Assets Number of buildings on the List of Local Heritage Assets | Removal of assets from HAR Register, or progress made in addressing issues with them Removal of listed buildings from Register (from July 2019 baseline) Increase in number of local heritage assets expected annually as work on the list progresses | No change or increase in numbers of heritage assets on the HAR Register or local BAR Register No increase in numbers on List of Local Heritage Assets. | on HAR; Engage with Enforcement Team to consider use of proactive enforcement powers available (i.e. S215, Urgent Works and Repairs Notices). Engage with local neighbourhood plan groups, parish councils and AONB officers on help with the identification of local heritage assets within their local area. |
| | Recognising the historic environment's potential for investment and ensuring that it informs regeneration projects in order to secure better outcomes for sustainable growth | Strategic Policies & Land Allocations DPD: SG5, SG6, EC5, TC4, H3, H6, DOS4, DOS5, DOS7, EN1 & SC1 Development Management DPD: DM37, DM38, DM39, DM40, DM41, DM42 & DM55 | Number of heritage assets on the national 'Heritage at Risk' Register produced by Historic England Number of listed buildings on the local Buildings at Risk Register Number of vacant Primary Retail Frontages Number of heritage-led regeneration projects managed by the Council (operating or applied for). | Removal of assets from HAR Register, or progress made in addressing issues with them Removal of listed buildings from local Buildings at Risk Register (from July 2019 baseline) Reduction in no. of vacant Primary Retail Frontages. Increase in Council involvement in Regeneration Priority Areas (Policy EC5) | No change in numbers of heritage assets on the HAR Register or local BAR Register Change or increase in no. of vacant Primary Retail Frontages. Condition of Regeneration Priority Areas declines or becomes 'at risk'. | Further engagement with BAR/HAR building owners; further engagement with Historic England regarding buildings on HAR; Engage with Enforcement Team to consider use of proactive enforcement powers available (i.e. S215, Urgent Works and Repairs Notices). Further engagement Regeneration Team, as well as funding bodies, e.g. HLF, AHF. Further engagement Regeneration Team, as well as funding bodies, e.g. HLF, AHF, HAZ |
| | Realising the tourism and visitor potential and economic benefits | Strategic Policies & Land Allocations DPD: SG5, SG6, | Visitor Numbers to tourist sites Number of operating county museums | Maintain and increase visitor numbers at key tourist sites | Reduction in visitor numbers over two year intervals. | Work with key partners to identify problems and causes of variants and identify measures to address them. |

| Strategic Objective | Sub-objectives | Policies | Indicators | Targets | Trigger | Proposed action for target not being met |
|---------------------|--|---|--|---|---|--|
| | of the district's historic environment, and ensuring that engagement with and access to it are increased | EC5, TC4, SC1 & T3 Development Management DPD: DM16, SM17, DM18, DM37, DM38, DM39, DM40, DM41 & DM42 | An up to date Cultural Heritage Strategy | Maintain number of operating county museums Up to date Cultural Heritage Strategy | Closure of county museums Check status and where over 5 years old consider review | Identify measures to better promote resources. Identify where additional resources might be required should Cultural Heritage Strategy require review. |
| | Recognising and respecting the international importance of Morecambe Bay and Duddon Estuary, Morecambe Bay Pavements, Bowland fells, Leighton Moss and Calf Hill/Crag Wood, where possible securing opportunities for habitat restoration and enhancement within them and protecting them from inappropriate development and increased recreational pressure | Strategic Policies & Land Allocations SP3, SP7, SP8, SG1, SG7, SG9, SG11, SG12, SG13, SG14 & EN7. Development Management DPD: DM29 | Creation of areas designated for their intrinsic environmental value including sites of international, national, regional or local significance. Loss of areas designated for their intrinsic environmental value including sites of international, national, regional or local significance. | No net loss Net gains in biodiversity | Any loss of land of biodiversity importance. | Identify the problems and causes of variants and identify measures to address them Look to provide additional guidance to support relevant policies Activate compensation, enforcement or mitigation measures Review Local Plan |
| | Conserving and enhancing the natural beauty and special qualities of the district's two Areas of Outstanding Natural Beauty (AONB), securing | Strategic Policies & Land Allocations: SP3, SP8 Development Management DPD: DM4, DM29, DM30 | Area of land protected from development for their intrinsic landscape character or visual amenity value. Loss of areas designated for their intrinsic landscape character or visual amenity value. Number of dwellings built within AONB areas | No net loss of landscape character or visual amenity Development levels close (+/- 20%) to expected rates. | Any loss of landscape character or visual amenity Unexpected development rates | Identify the problems and causes of variants and identify measures to address them Look to provide additional guidance to support relevant policies |

| Strategic Objective | Sub-objectives | Policies | Indicators | Targets | Trigger | Proposed action for target not being met |
|---------------------|--|---|---|--|---|--|
| | appropriate opportunities for sustainable growth linked to the natural environment and landscape capacity | | Employment developments created or lost within AONB areas | No net loss of employment opportunities | Any net loss of employment opportunities | |
| | Providing new and maintaining existing ecological corridors, preventing habitat fragmentation and allowing species adaptation and migration and protecting natural features which provide local distinctiveness including mature trees and ancient woodland, hedgerows and ponds | Strategic Policies & Land Allocations SP3, SP8, SG1, SG7, SG9, SG11, DOS3, DOS8, EN5 & EN7 Development Management DPD: DM29, DM43, DM44, DM45 & DM55 | Location and extent of existing ecological corridors/networks within the District New areas of ecological corridors created to extend and enhance the existing network as part of new development proposals Number of development proposals which result in the loss (and extent/% of loss) of areas recognised as being part of the ecological corridors/networks and natural features which provide local distinctiveness | No net loss or fragmentation of existing ecological corridors/networks or natural features which provide local distinctiveness Net gains in habitat creation as a result of new development. | Year on year reduction in condition and extent of ecological corridors/networks within the district. Year on year reduction in mature trees, ancient woodland, hedgerows and ponds Any loss of land of biodiversity importance. | Identify the problems and causes of variants and identify measures to address them Look to provide additional guidance to support relevant policies Work with Natural England and other partners to address problems. Work with developers to seek opportunities where ecological corridors/networks could be extended Activate compensation, enforcement or mitigation measures Where necessary review Local Plan |
| | Helping to mitigate and adapt to the cause and impacts of climate change | Strategic Policies & Land Allocations: SP8, SG1, SG7, SG9, SG11, SG12, SG13, SG14, EC3, TC3, EN3, EN5, EN7 & EN9. Development Management DPD: DM29, DM30, DM31, DM32, DM33, DM34, DM35, DM36, DM43, DM44, DM45 & DM55 | Renewable energy generation by installed capacity and type Number of dwellings granted consent in areas at risk of flooding Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds New development >1ha where materials existing at site are re-used in that new development (number) Household waste recycled (% of waste by weight) Current air quality levels | Increase in renewable energy generation Reduction in homes built in Flood Zone 2 Increase in re-use of existing materials on site Increase in % of household waste recycled | Year on year reduction in renewable energy generation. Increased incidences of major flood events Increase in waste and reduction in recycling rates | Identify the problems and causes of variants and identify measures to address them Where necessary look to provide additional guidance to support relevant policies Work with Natural England, the Environment Agency and other partners to address potential problems. Work with developers to seek opportunities to improve quality of design in relation to waste and energy efficiency, and to increase and enhance ecological corridors/networks, habitat and open space provision Activate compensation, enforcement or mitigation measures Where necessary review Local Plan |

| Strategic Objective | Sub-objectives | Policies | Indicators | Targets | Trigger | Proposed action for target not being met |
|---------------------|---|--|--|---|--|---|
| | | | | Reduction in air quality levels Removal of Air Quality Management Areas (AQMA's) | Year on year increase in air quality levels (Incidences where thresholds for air quality are exceeded in recorded measurements - a) within air quality management plan are and b) low level ozone) | |
| | Promoting the prudent use of resources, utilising sustainable brownfield opportunities to meet development needs, minimising the generation of waste, promoting recycling and preventing where possible or mitigating against the effects of air, water and soil pollution, noise, smells and fumes | Strategic Policies & Land Allocations: SP3, SP8, SG5, SG13, EC2, EC5, DOS1, DOS2, DOS3, DOS4, DOS5, DOS6, DOS7, DOS8 & EN9. Development Management DPD: DM29, DM30, DM31, DM32, DM33, DM34, DM35, DM36 & DM55 | Take of greenfield land for development (ha) Number of development proposals on land identified via Brownfield Register Take of Grades 1,2 and 3a agricultural land for development (ha) New development >1ha where materials existing at site are re-used in that new development (number) Household waste recycled (% of waste by weight) Air Quality levels Land identified as contaminated Complaints regarding noise, smells and fumes | 70% of sites on the brownfield register brought back into use. Reduced uptake of grade 1 agricultural land. Increase in re-use of existing materials on site Increase in % of household waste recycled Reduction in air quality levels Removal of Air Quality Management Areas (AQMA's) Increase in remediation of contaminated land Reduction in complaints regarding noise, smells and fumes | If target is not achieved by 2024 Year on year reduction in grade 1 agricultural land Increase in waste and reduction in recycling Year on year increase in air quality levels (Incidences where thresholds for air quality are exceeded in recorded measurements - a) within air quality management plan are and b) low level ozone) | Identify the problems and causes of variants and identify measures to address them Look to provide additional guidance to support relevant policies Work with the Environment Agency and other partners to address problems. Greater implementation of the Brownfield Register (and permission in principle) Work with developers to seek opportunities to improve quality of design in relation to waste and energy efficiency Activate compensation, enforcement or mitigation measures Where necessary review Local Plan |

| Strategic Objective | Sub-objectives | Policies | Indicators | Targets | Trigger | Proposed action for target not being met |
|---|--|---|--|--|--|---|
| | | | | | Increase (or no net decrease) in contaminated land Increase in complaints regarding noise, smells and fumes | |
| | Minimising the risk of flooding to people and property | Strategic Policies & Land Allocations DPD: SP3, SP8, SG1, SG2 Development Management DPD: DM33, DM34 | Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds Number of Sustainable Drainage Systems provided. | Decrease proportion of applications granted on areas of higher flood risk compared with Zone 1. | Reduction in SuDS provision Monitoring of any future flooding events and impacts of new development | Work with partners to manage flood risk including Environment Agency, Lead Local Flood Authority (Lancashire County Council), United Utilities and non-statutory organisations Maintain up to date evidence base including Strategic Flood Risk Assessment |
| | Establishing clearly defined Green Belt boundaries, which will be robust and endure for the long-term. | Strategic Policies & Land Allocations DPD: Policies SP3, SP7, SP8, SG9, & EN4. Development Management DPD: Policy DM50. | Applications received which are located on the edge of the North Lancashire Green Belt. Applications which are approved contrary to Green Belt status. | No applications granted permission which are contrary to national and local policy in relation to the Green Belt | 1 or more applications granted contrary to national and local policy in relation to the Green Belt. | Where there is continued erosion of the Green Belt, consider the need for a further review of the Green Belt. Review Local Plan to identify additional opportunities to meet district needs. |
| SO4: The provision of necessary infrastructure required to support both new and existing development and the creation of sustainable communities. | Working with infrastructure providers to ensure that the infrastructure required to support the community is provided in the right place and at the right time | Strategic Policies & Land Allocations DPD: Policies SP3, SP9, SG3, SG8, SG10, H1, H2, H2, H3, H4, H5, H6, DOS1, DOS2, DOS4, DOS5, DOS6, DOS7 & SC1. Development Management DPD: | The implementation of necessary infrastructure as identified in the Infrastructure Delivery Schedule. | Delivery of infrastructure as described in the Infrastructure Delivery Plan. | Year on year failure to meet timescales identified within the Infrastructure Delivery Plan. | Continue to liaise with infrastructure providers to ensure that provision is made, where this cannot be achieved consider how barriers can be removed. Where they cannot be addressed and it has significant implications on the plan, there may be a requirement to review the content of the plan (particularly where the infrastructure would be strategic in nature). |

| Strategic Objective | Sub-objectives | Policies | Indicators | Targets | Trigger | Proposed action for target not being met |
|---------------------|---|--|--|---|--|---|
| | | Policies DM24, DM55, DM57, DM58, DM59, DM60, DM61, DM62, DM63 & DM64. | | | | |
| | The investigation, delivery and implementation of a infrastructure charging system which ensures that development contributes to the needs of the community and the delivery of sustainable development | Strategic Policies & Land Allocations DPD: Policies SP9, SG3, SG8, SG10 & SC1. Development Management DPD: Policy DM58. | The preparation of an appropriate charging schedule. | Charging schedule in place by the end of 2020. | Failure to meet target | The failure to deliver an infrastructure charging system may have implications on delivering necessary and important infrastructure which may restrict the ability to deliver sustainable development in accordance with the adopted Development Strategy. Should this occur then consideration will be needed on whether the Development Strategy requires review. |
| | Protecting and enhancing existing social and community infrastructure including education, health, cultural and leisure facilities. Improving and promoting community health and wellbeing across the social gradient in line with an understanding of predicted future needs and current gaps in provision | Strategic Policies & Land Allocations DPD: Policies SP3, SP9, SG3, SG8, SG10, H1, H2, H3, H4, H5, H6, DOS1, DOS3, DOS4, DOS5, DOS6, DOS7 & SC1. Development Management DPD: Policies DM20, DM55, DM56, DM57, DM58, DM59 & DM64. | Reported loss of community facilities | No loss in community facilities | Year on year reduction in reported community facilities. | Should community facilities, which are demonstrably special to the communities they service, be lost consideration should be given as to whether further protection is necessary in the Local Plan process. |
| | Protecting and enhancing existing natural infrastructure including the identification and | Strategic Policies & Land Allocations DPD: SP3, SP7, SP9, SG1, SG3, SG7, | No of SSSIs within or partly within the District No of units that comprise SSSIs within or partly within the District % of SSSIs units assessed as being in favourable or unfavourable condition | Maintain number of SSSIs within the district Improve % of SSSIs recorded as being in favourable condition. | Year on year reduction in the condition and number of SSSIs within the district. | Identify the problems and causes of variants and identify measures to address them Look to provide additional guidance to support relevant policies Work with Natural England and other partners to address problems. |

| Strategic Objective | Sub-objectives | Policies | Indicators | Targets | Trigger | Proposed action for target not being met |
|---------------------|--|--|--|--|--|--|
| | protection of functionally linked land, managing associated land use practices and potential recreational disturbance and ensuring the continued protection of protected species and their associated habitats | SG8, SG9, SG10 & SG11. | <p>New greenspace habitats created as part of new development proposals.</p> <p>Creation of areas designated for their intrinsic environmental value including sites of international, national, regional or local significance.</p> <p>Loss of areas designated for their intrinsic environmental value including sites of international, national, regional or local significance.</p> | <p>Net gains in habitat creation as a result of new development.</p> <p>Net gains in biodiversity</p> <p>No net loss</p> | Any loss of land of biodiversity importance. | <p>Activate compensation, enforcement or mitigation measures</p> <p>Where necessary review Local Plan</p> |
| | Ensuring that people have access to services in a location and delivered by a means that is convenient and ensuring that development provides the opportunity for healthier lifestyles through the provision of high quality green infrastructure, recreation, leisure and sports facilities | <p>Strategic Policies & Land Allocations</p> <p>DPD:</p> <p>SP3, SP9, SG1, SG3, SG7, SG8, SG9, SG10, SG11, SC1, SC2, SC3, SC4, & SC5.</p> <p>Development Management</p> <p>DPD:</p> <p>DM16, DM17, DM18, DM19, DM20, DM22, DM27, DM55, DM60, DM61, DM62, DM63 & DM64</p> | <p>Number of new homes built each year within the settlements identified as Sustainable Settlements (identified in policy SP2)</p> <p>Number of new homes built each year within the Rural Villages</p> <p>Provision of new open space, recreation, leisure and sports facilities</p> <p>Loss of open space, recreation, leisure and sports facilities.</p> | <p>Outside of the three main areas, housing development growth is to be focussed within the settlements identified as Sustainable Settlements</p> <p>Increase in provision of open space, recreation, leisure and sports facilities where a deficit or need has been identified</p> <p>No loss of existing 'key and 'other' services within settlements</p> <p>Increase in provision of 'key' and 'other' services where there is an identified need</p> | <p>Where in the reported monitoring year housing completions outside of identified settlements exceeds 10%</p> <p>Year on year reduction in open space, recreation, leisure and sports facilities</p> <p>Loss of 'key' services, and 'other' services within rural settlements</p> | <p>Identify the problems and causes of variants and identify measures to address them</p> <p>Look to provide additional guidance to support relevant policies</p> <p>Work with Lancashire County Council and other partners to address problems.</p> <p>Work with developers to seek opportunities to improve quality of green infrastructure</p> <p>Where necessary review Local Plan</p> |
| | Seeking opportunities to reduce the opportunity for crime and anti-social behaviour | <p>Strategic Policies & Land Allocations</p> <p>DPD:</p> <p>SP3, SP9, SG3, SG8 & SG10</p> <p>Development Management</p> <p>DPD:</p> | Recorded crime rate (BCS compactor) per 1,000 of the population | Reduction in crime rate from reported baseline position of 1 st April 2017 | Failure to deliver the target over two year intervals | <p>Identify the problems and causes of variants and identify measures to address them</p> <p>Work with key partners to identify potential solutions</p> <p>Consider preparation of additional guidance to reduce crime through design</p> |

| Strategic Objective | Sub-objectives | Policies | Indicators | Targets | Trigger | Proposed action for target not being met |
|--|--|---|---|--|--|---|
| | | DM3, DM29 & DM30 | | | | |
| | Working to reduce levels of air pollution within the district, particularly in the designated Air Quality Management Areas (AQMA's) of Lancaster City Centre, Carnforth Town Centre and Galgate and other major transport corridors within the district. | Strategic Policies and Land Allocations: SP1-SP10, SG1-SG14 EC1-EC7, TC1-TC4, H1 – H6, DOS1-DOS8, EN2, EN5, EN7, EN9, T4 Development Management Policies DPD: DM1, DM2, DM29, DM30, DM31 | Air Quality levels | Reduction in air quality levels Removal of Air Quality Management Areas (AQMA's) | Year on year increase in air quality levels (Incidences where thresholds for air quality are exceeded in recorded measurements - a) within air quality management plan are and b) low level ozone) | Identify the problems and causes of variants and identify measures to address them Look to provide additional guidance to support relevant policies Where necessary review Local Plan |
| SO5: Delivery of a safe and sustainable transport network that improves both connection within and out of the district, reducing the need to travel and encouraging more sustainable forms of transport. | Concentrating development to sustainable locations that are accessible by a variety of modes of transport, particularly public transport, walking and cycling | Strategic Policies & Land Allocations DPD: SP2, SP3, SP6, SP10,SG4, SG7, SG8,SG9, SG10, SG11, EC2, T1, T2, T3, T4 Development Management Policies DPD: DM57, DM58, DM60, DM61 & DM63 | % of adults walking at least once a week (continuous for 10 mins or more) % of adults cycling at least once a week Train station passenger numbers (Lancaster, Carnforth, Morecambe,) Bus passenger numbers reported in the district | Increase in % of adults cycling Increase in % of adults walking Increase in number of passengers as a proportion of the total population. Increase in number of bus passengers as proportion of total population. | Failure to increase use of sustainable transport | Identify where lack of infrastructure or lack of service provision occurs. Target infrastructure delivery in critical areas. Promote and publicise opportunities to utilise sustainable transport (Travel Plans etc.) |
| | Improving transport connectivity around Morecambe Bay through improvement to rail services at Morecambe and Carnforth and improvements to cycling and pedestrian routes | Strategic Policies & Land Allocations DPD: SP2, SP3, SP6, SP10, SG11, DOS6 EC2, T2, T4 Development Management Policies DPD: | % of adults walking at least once a week (continuous for 10 mins or more) % of adults cycling at least once a week Train station passenger numbers (Carnforth, Morecambe, Silverdale, Bare) | Increase in % of adults cycling Increase in % of adults walking Increase in number of passengers as a proportion of the total population. | Failure to increase use of sustainable transport | Identify where lack of infrastructure or lack of service provision occurs. Target infrastructure delivery in critical areas. Promote and publicise opportunities to utilise sustainable transport (Travel Plans etc.) |

| Strategic Objective | Sub-objectives | Policies | Indicators | Targets | Trigger | Proposed action for target not being met |
|---------------------|---|--|---|--|--|--|
| | | DM57, DM58, DM60, DM61 & DM63 | | | | |
| | Promoting the delivery of Lancashire County Council's Cycling and Walking Strategy by improving access across the district and supporting the development and enhancement of an integrated transport network, including footpaths and cycleways and making use of existing features such as Lancaster Canal | Strategic Policies & Land Allocations DPD: SP2, SP3, SP6, SP10, SG4, SG7, SG8, SG9, SG10, SG11, EC2, T2, T3 Development Management DPD: DM57, DM58, DM60, DM61, DM63 & DM64 | See Indicators set out in Lancashire Cycling and Walking Strategy | See targets set out in Lancashire Cycling and Walking Strategy | Failure to meet targets set out in Lancashire Cycling and Walking Strategy | Work with the County Council to address identified issues. |
| | Promoting the delivery of the Lancaster District Highways and Transport Masterplan, prepared by Lancashire County Council, to encourage sustainable travel and deliver improvements in the local transport network | Strategic Policies & Land Allocations DPD: SP2, SP3, SP6, SP10, SG4, SG7, SG8, SG9, SG10, SG11, EC2, T1, T2, T3, T4 Development Management DPD: DM64 | See projects set out in the Masterplan | See milestones set out in the Masterplan | Failure to deliver projects identified within Masterplan | Work with the County Council to help deliver identified projects. |
| | Improving rural accessibility including improved broadband access in rural areas | Strategic Policies & Land Allocations DPD: SP9 Development Management DPD: | Number of parishes served by B4RN Broadband Improved BT Broadband to Rural Areas/Exchanges | Increase in parishes/properties supplied with fast Broadband | Year on year increase in parishes/properties served | Identify the problems and causes of variants and identify measures to address them Work with key partners to identify potential solutions |

| Strategic Objective | Sub-objectives | Policies | Indicators | Targets | Trigger | Proposed action for target not being met |
|---------------------|---|--|---|--|--|---|
| | Retaining a sufficient level of parking within the main urban centres of the district | Strategic Policies & Land Allocations DPD: SG4, SG5, SG6, DOS1, DOS6, T1, Development Management DPD: DM62 & DM63 | Number of parking spaces located within Lancaster, Morecambe and Carnforth town centres | Maintain sufficient spaces to sustain the economic vitality of town centres. | Continuing trend of closures of town centre businesses | Traffic management within our town centres will be an important issue in terms of encouraging the use of sustainable modes of transport. We will need to work with the County Council in order to find the right level of parking and monitor impacts of any changes on the vitality of our town centres. |

Indicators have been selected based on their appropriateness for gauging the effectiveness of Local Plan policies. The choice of specific indicators is dependent upon the availability of data and in this respect it is possible that this could change over time. The specific indicators used will therefore be reviewed on a regular basis and where the availability of data changes then some indicators may need to be removed whilst others could be potentially be added. Any changes to the indicators will be reported in the Annual Monitoring Report (AMR).

Development Management Development Plan Document

| Ref | Page | Policy / Paragraph | Main Modification |
|-------|------|--------------------|--|
| DMMM1 | 11 | DM1/5.3 | The second bullet point after paragraph 5.3 should be amended to read That Individual sites maximise their contributions towards the delivery of a wide range of affordable housing and, collectively, to assist in meeting Lancaster District's identified housing needs, <u>including affordable housing and affordable housing target of up to 40%;</u> |
| DMMM2 | 14 | DM2/5.18 | A new paragraph to be added following paragraph 5.18 to read <u>The Council understands from the Spring Statement 2019 that a future Homes Standard will be brought in by the Government in the coming years (by 2025), to increase energy efficiency standards beyond that currently required under mandatory Building Regulations Part (L) by removing traditional fossil fuel heating systems in new dwellings. Until such a time, the Council will encourage proposals which seek to go beyond required standards (i.e. in meeting the energy efficiency savings equivalent to the now abolished Code Level 4 of the Code for Sustainable Homes).</u> |
| | 15 | DM2 | A new paragraph to be added to the Policy following the second paragraph to read <u>Where it can be demonstrably argued through the provision of evidence by an applicant and agreed with the Local Planning Authority that building homes to Nationally Described Space Standards will result in schemes being unviable, consideration will be given to how viability constraints may be overcome, which may result in flexibility being given to the requirements of the policy.</u> |
| DMMM3 | 16 | DM3/5.27 | Paragraph 5.27 to be amended to read The level and threshold of affordable housing within the District's two Areas of Outstanding Natural Beauty are considered under separate Local Plan policies. Proposals within the Forest of Bowland AONB are considered against criteria in policy DM6 of this DPD, whilst proposals within the Arncliffe and Silverdale AONB are considered against policy AS03 of the Arncliffe and Silverdale AONB DPD. <u>In accordance with national policy, outside of the districts two Areas of Outstanding Natural Beauty, affordable housing provision will only be sought on major developments. As a result of marginal viability affordable housing will not be sought on schemes which are for apartments only or schemes which are located on brownfield sites located in a Morecambe or Heysham ward.</u> In the remaining parts of the District the City Council will require all proposals for residential development of more than ten dwellings or which have a combined gross floorspace of 1,000 square metres or more (not including replacement dwellings) to contribute towards the delivery of on-site affordable housing. |

| Ref | Page | Policy / Paragraph | Main Modification |
|-----|------|--------------------|---|
| | 16 | DM3/5.30 | <p>Paragraph 5.30 to be amended to read</p> <p>Schemes of fewer than 11 dwellings but exceed 1,000 square metres Gross Internal Area will be expected to contribute towards affordable housing through providing 20% of homes as affordable housing. Affordable housing requirements for the two Areas of Outstanding Natural Beauty within the district are set out within separate policies. Please refer to Policy DM6 of this DPD for the Forest of Bowland AONB. For proposals within the Arnsdale & Silverdale AONB please refer to Policy AS03 of the Arnsdale & Silverdale AONB DPD.</p> |
| | 17 | DM3/5.32 | <p>Paragraph 5.32 to be amended to read</p> <p>The Housing White Paper in February 2017 confirmed that it would not be a statutory requirement for Local Authorities to introduce starter homes. With regard to starter homes the City Council has considered the incomes required to access starter homes where a 20% discount would be applied to the market value of a property, and does not consider that it would meet local needs when compared with other forms of affordable home ownership tenures. However, the Council recognises the duty to promote starter homes in the Housing and Planning Act 2016, and will therefore promotes alternative means of low cost home ownership through a preferred tenure of shared ownership as defined by Annex 2 of the NPPF accept a small element of starter homes as part of the intermediate tenure.</p> |
| | 17 | DM3/5.33 | <p>Paragraph 5.33 to be deleted in its entirety</p> <p>All other types of affordable housing as proposed to be introduced through the emerging revisions to the National Planning Policy Framework will be recognised within the district. However, the preferred means of delivering intermediate tenure within the District is shared ownership housing or intermediate rent.</p> |
| | 17 | DM3/5.34 | <p>Paragraph 5.34 to be amended to read</p> <p>The Council requires rented affordable and social housing in all instances to be delivered in partnership with Registered Providers. Exceptions to this are for community-led development as classified under Policy DM12 of this DPD or, other than the Government's proposed form of affordable housing known as affordable private rent which is expected to be brought forward through delivered as part of a Build to Rent scheme. s which may be delivered by specialist companies. Given that t The Council requires a minimum of 50% nomination rights and already has robust nomination agreements in place with all partner Registered Providers with the exception of community led developments, which are set out in more detail via Policy DM12 of this DPD. The Council see this approach as the preferred method of delivery.</p> |
| | 17 | DM3/ Fig 5.1 | <p>A new map to be included in relation to the delivery of affordable housing (labelled as Figure 5.1) The diagram is set out in Attachment 1 of this note.</p> |
| | 17 | DM3/5.37 | <p>If it can be justified that the equivalent number of replacement affordable dwellings cannot be achieved on the original site, then the dwellings must be provided on an appropriate alternative site subject to satisfying all other relevant planning policy. The</p> |

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| | | | replacement off-site affordable dwellings will be in addition to any other affordable dwellings generated from any new market dwellings on <u>both the original and the alternative site.</u> |
| | 18 | DM3 | Third paragraph of the policy amended to read Other than in the most exceptional circumstances or for schemes within the West End Masterplan and Morecambe Area Action Plan boundaries, new housing development must <u>Proposals for new residential development will be required to</u> contribute towards the provision of affordable housing and meet the requirements set out in the table below. The Council will consider detailed proposals for new housing development that falls into Use Class C3 with reference to the following requirements: |
| | 18 | DM3 | The table which sets out affordable housing requirements within Policy H3 should be deleted in its entirety and replaced with the following table. <u>Reference Affordable Housing Target by Development Type</u> <u>Lancaster and Carnforth and Rural West*</u> <u>Greenfield - 15 units and over - On site - 30%</u> <u>Greenfield - 10-14 units - On site - 20%</u> <u>Brownfield 10 units and over - On site - 20%</u> <u>Morecambe, Heysham and Overton</u> <u>Greenfield - 10 units and over - On site - 15%</u> <u>Rural East**</u> <u>Greenfield – 10 units and over - On site - 40%</u> <u>Brownfield - 10 units and over - On site - 30%</u> <u>Nil contribution will be sought on schemes of less than 10 units outside of the districts two Areas of Outstanding Natural Beauty, nor will any contribution be sought on schemes in any part of the district which comprise solely of apartment led development or brownfield development in Morecambe and Heysham. No affordable housing will be sought from proposals located within the boundaries of the Morecambe Area Action Plan.</u> <u>* Rural West includes the wards of Ellel and Bolton-with-Slyne</u> <u>**Rural East includes the wards of Halton with Aughton, Kellet, Lower Lune Valley and Upper Lune Valley (excluding any part of the Forest of Bowland AONB)</u> |
| | 19 | DM3 | A new paragraph to be added within Policy DM3 following the affordable housing requirements table to read <u>Affordable housing requirements within the Arnside & Silverdale AONB are identified within the Arnside & Silverdale AONB DPD and requirements for the Forest of Bowland AONB are identified under Policy DM6 of this DPD.</u> |
| | 19 | DM3 | The 2 nd Criterion to be amended to read The size, type, tenure form of provision, location within a site and the means of delivery will accord with be subject to negotiation at the time of a planning application. However, close consideration of the |

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| | | | latest available evidence will be required including the most up to date Strategic Housing Market Assessment or where there is an up-to-date village or parish housing needs assessment that is a more appropriate indication of housing need; |
| | 19 | DM3 | An additional criterion to be added following the 2 nd Criterion to read <u>Where affordable housing is being delivered, the Council will seek to ensure an appropriate tenure mix using the following percentages as a guide (sizes and types as set out in Policy DM1 of this DPD)</u> <ul style="list-style-type: none"> • <u>60% affordable / social rent and 40% intermediate tenure; or</u> • <u>50% affordable or social rent and 50% intermediate tenure</u> |
| DMMM4 | 22 | DM5 | The 1 st Criterion to be amended to read Housing meets the needs of the local community <u>(either through as evidenced in the Strategic Housing Market Assessment or other local housing needs assessment or any other suitable evidence undertaken as part of a neighbourhood plan)</u> through an up-to-date Housing Needs Survey; |
| DMMM5 | 24 | DM6 | The seventh paragraph of the Policy to be amended to read Whether a proposed development constitutes major development will be a matter for the relevant decision taker, taking into account the individual characteristics and circumstances of the proposal and the local context. In determining whether a proposed development constitutes major development the Council will consider whether by reason of its scale, <u>form, character and</u> of nature, the proposal has the potential to have significant adverse impact on the natural beauty of the AONB. |
| DMMM6 | 29 | DM9/5.78 | Addition paragraph to be added following paragraph 5.78 to read <u>There is a preference for new sites to be located in the urban areas of Lancaster, Morecambe, Heysham or Carnforth as this is where services are generally best provided such as healthcare, education etc. However, it is recognised that identifying sites for gypsy and traveller uses is challenging, with the Council having already undertaken two call for sites exercises. Therefore where proposals come forward in Sustainable Settlements which are in the rural area and meet the other criteria set out in other relevant policies, the Council may consider these favourably if it can be demonstrated that no suitable sites exist in the urban area.</u> |

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| | 29 | DM9 | <p>The 3rd Criterion to be amended to read</p> <p><u>Are in a sustainable location. Preference will be given to new sites within the urban areas of Lancaster, Morecambe, Heysham or Carnforth. However, sites in Sustainable Settlements in accordance with the Settlement Hierarchy set out in Policy SP2 of the Strategic Policies & Land Allocations DPD will be considered where it can be demonstrated that appropriate sites cannot be provided within the specified urban areas and that the proposal would neither dominate nor be disproportionate to the scale of the existing community located within the urban area of Lancaster, Morecambe, Heysham or Carnforth. Sites in other locations will only be considered if it can be demonstrated that appropriate sites cannot be provided within the specified urban areas.</u></p> |
| | 30 | DM9 | <p>The 9th Criterion to be amended to read</p> <p><u>Are well planned and include soft landscaping and play areas for children where needed it would not be possible to access existing provision safely;</u></p> |
| | 30 | DM9 | <p>The 11th Criterion to be amended to read</p> <p><u>Are capable of providing</u> <u>Provide</u> adequate access to all emergency vehicles; and</p> |
| | 30 | DM9 | <p>The 12th Criterion to be amended to read</p> <p><u>Are currently p</u> <u>Provide d with or where</u> adequate utilities, sanitation facilities, a mains water supply and drainage <u>can be demonstrated to be able to be provided.</u></p> |
| DMMM7 | 30 | DM10/5.80 | <p>Delete paragraphs 5.80 and 5.81 in their entirety</p> <p>The Council will support in principle the creation of residential dwellings to assist the ongoing agricultural / forestry holding subject to the requirements of Policy DM10 and a number of appropriate policy tests that are set out in Appendix F of this DPD. The first policy test seeks to establish whether there is a functional need for the dwelling and the second relates to the financial soundness of the existing agricultural / forestry enterprise.</p> <p>It is important to establish whether the stated intentions to engage in farming or forestry enterprises are genuine, are reasonably likely to materialise and are capable of being sustainable for a reasonable period of time. It will also be important to establish that the need of the intended enterprise requires one or more of the people engaged in it to live nearby.</p> |

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| | 31 | DM10 | Amend the title of the policy to read Policy DM10: Accommodation for Rural Agricultural and Forestry Workers |
| | 31 | DM10 | Amend the first paragraph of the policy to read Proposals for residential accommodation for <u>rural</u> agricultural and forestry workers will be supported in principle subject to the following criteria: |
| | 31 | DM10 | Amend the second paragraph of the policy to read Proposals for new permanent dwellings will only be permitted where they support existing agricultural / forestry / <u>rural based employment</u> activities on well-established agricultural / forestry holdings and <u>rural based businesses</u> provided they meet the following criteria: |
| | 31 | DM10 | The 2 nd Criterion to be amended to read The need relates to a permanent full-time worker, or one who is primarily employed in agriculture, or forestry <u>or rural based business</u> and does not relate to a part-time requirement; |
| | 31 | DM10 | The 3 rd Criterion to be amended to read The unit and agricultural / forestry / <u>rural based business</u> activity concerned <u>is economically viable and</u> has been established for at least three years and passes the policy test relating to financial soundness set out in Appendix F of this DPD; |
| | 31 | DM10 | Amend the third paragraph of the policy to read If a new dwelling is essential to support a new <u>rural</u> farming activity, whether on a newly-created agricultural or other <u>rural</u> land based <u>business</u> unit or an established one it should normally for the first three years be provided by a caravan or wooden structure that can be easily dismantled and/or removed. Proposals for temporary dwellings will be expected to satisfy the following criteria: |
| | 32 | DM10 | The 9 th Criterion to be amended to read Clear evidence is provided by the applicant that the proposed enterprise <u>is economically viable</u> has been planned on a sound financial basis; |
| | 32 | DM10/5.83 | Delete paragraph 5.83 in its entirety Permission for permanent dwellings for agricultural / forestry workers will only be granted for enterprises and activities that are well established and are recognised to be on a sound financial position. Where Policy DM10 and the policy tests set out in Appendix F are successfully addressed, it will be necessary to ensure that such dwellings are kept available for meeting this need for as long as it exists. Therefore applicants can expect appropriate occupancy conditions to be applied to any planning permission. |

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| DMMM8 | 33 | DM11/5.88 | Paragraph 5.88 to be amended to read For planning applications relating to permanent residential moorings, adequate supporting infrastructure, including details regarding arrangements for waste disposal, recycling and wide accessibility (if appropriate) should be addressed. <u>With regard to car parking, such facilities will only be required where the scale or nature of the proposal is significant enough to generate the need for car parking to be provided.</u> |
| | 33 | DM11 | The 2 nd Criterion to be amended to read <u>It can be demonstrated that appropriate facilities and servicing is provided either on site or in close proximity to the site,</u> for including refuse disposal, sewerage disposal, a facilities buildings (which should incorporate toilets, showers and a laundry facility) and re-fuelling facilities; |
| DMMM9 | 35 | DM12 | Second paragraph of the Policy to be amended to read Developers of strategic sites (sites and amount to be determined by the outcomes of the Strategic Housing Market Assessment) and other smaller sites will be encouraged to <u>investigate the possibility of making</u> e provision for a proportion of serviced plots of land to contribute towards meeting the evidenced demand for self, custom or community-led Housebuilding in the district. |
| DMMM10 | 35 | DM13 | The 2 nd Criterion to be amended to read Contribute towards the provision of affordable housing in accordance with Policy DM3, <u>DM6 and the relevant policies of the Arnside & Silverdale AONB DPD;</u> |
| DMMM11 | 37 | DM14 | First paragraph of the Policy to be amended to read Proposals for new employment premises should <u>preferably</u> be located on allocated employment sites, as identified in Policy EC1 of the Strategic Policies & Land Allocations DPD. Where this is demonstrated not to be practical or achievable then proposals should be located within, or be well connected to, the main urban area or sustainable settlements identified in the Settlement Hierarchy in Policy SP2 of the Strategic Policies & Land Allocations DPD. |

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| | 38 | DM14 | Fifth paragraph of the Policy to be amended to read <u>The Council will seek to protect land allocated for employment purposes under Policies EC1 and EC2 of the Strategic Policies & Land Allocations DPD for their identified employment purpose. Outside of allocated employment areas, the Council will seek the retention of land and buildings that are in an active employment use, have a previous recent history of employment use, or still have an economic value worthy of retention. Proposals that involve the use of employment land for alternative uses, such as residential, will only be permitted where one of the following criteria are met:</u> |
| | 38 | DM14 | The 6 th Criterion to be amended to read It has been demonstrated through a satisfactory and robust marketing exercise that which has taken place over a reasonable period of time (at least 12 months), that an ongoing employment use of the site / premises is no longer appropriate and viable. Such a <u>The marketing exercise should include information on all offers made, together with copies of the sales particulars to demonstrate that the</u> site / premises has been marketed using appropriate media sources at a realistic price for both the existing use and for redevelopment (if appropriate) for other employment uses; or |
| DMMM12 | 42 | DM16 | The section on retail impact assessment should be deleted in its entirety and replaced with the following text <u>Retail Impact Assessment</u> <u>The Council will not expect or require Impact Assessments for proposals which are located within the defined city or town centres of Lancaster, Morecambe or Carnforth.</u> <u>Outside of City and Town Centre boundaries for Lancaster, Morecambe and Carnforth (as defined on the Local Plan Policies Map), the Council will require an impact assessment in accordance with paragraph 26 of the Framework for any proposals which will result in the creation of over 500sqm of gross floorspace.</u> |
| DMMM13 | 45 | DM19 | The 1 st Criterion to be amended to read The proposal generates no more than 150sqm gross floorspace <u>in total</u> ; |

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| | 46 | DM19 | <p>The second paragraph of the policy to be amended to read</p> <p>Retail proposals that exceed 150sqm <u>will</u> should be generally directed towards defined town centres areas as identified on the Local Plan Policies Maps. <u>The cumulative impact of proposals will be considered in terms of the implications on the vitality and viability of defined centres in the locality.</u></p> |
| DMMM14 | 46 | DM20/7.19 | <p>Prior to Paragraph 7.19, a further two paragraphs to be added to read</p> <p><u>The high concentration of hot-food takeaways in a small geographic area can lead to significant amenity issues in the locality in terms of litter, noise, traffic and odour which can have wider detrimental impacts on the visual amenity of an area. The Council will therefore carefully consider applications for new hot food takeaways to deter clustering of such uses.</u></p> <p><u>Beyond local amenity issues, national planning policy is clear that through both the plan-making process and decision-taking processes the aim should be to deliver healthy, inclusive and safe places which, particularly in relation to public health, enable and support healthy lifestyles especially where this addresses identified local health and wellbeing needs. Examples of how this could be achieved include access to a healthier range of food.</u></p> |

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|------------|------------------|-----------------------------|---|-----------------------------|------------|-----|------|--|------------|--|------------------|-----------------------------|------------------|-----------------------------|--------|---|---------|--------|------|--------|------|--------|-----|------------|-------|------|-------|-------|------|-----|-----------|-----|------|-----|------|----|----|
| | 46 | DM20/7.19 | <p>After paragraph 7.19 the following two paragraphs and table to be added to read</p> <p><u>Lancashire County Council's Public Health Team have prepared a Public Health Advisory Note on 'Hot Food Takeaways and Spatial Planning' which was published in late 2017. This builds on the direction given at a national level and provides greater encouragement to local planning authorities to manage the level of new hot food takeaways to stop the proliferation of such uses which are particularly prevalent in areas of deprivation. This is highlighted with the use of the FEAT mapping tool in relation to the location of takeaways.</u></p> <p><u>As table 7.1 displays both Lancashire and Lancaster have significantly more fast food outlets per 100,000 population than England. Fast food outlets are defined as premises that prepare and supply food that is available quickly covering a range of outlets including (but not limited to) burger bars, kebab and chip shops, fish and chip shops. It excludes outlets classed as bakeries, as well as those considered to be cafes and restaurants. However, in the case of large fast food chains, all outlets including those classed as cafes and restaurants are included in the figures.</u></p> <table><tr><th rowspan="2"></th><th colspan="2">2012</th><th colspan="2">2016</th><th colspan="2">DIFFERENCE</th></tr><tr><th>Count of Outlets</th><th>Rate per 100,000 population</th><th>Count of Outlets</th><th>Rate per 100,000 population</th><th>Actual</th><th>%</th></tr><tr><td>ENGLAND</td><td>40,486</td><td>77.5</td><td>47,928</td><td>87.8</td><td>+7,442</td><td>16%</td></tr><tr><td>LANCASHIRE</td><td>1,028</td><td>87.9</td><td>1,282</td><td>121.9</td><td>+254</td><td>20%</td></tr><tr><td>LANCASTER</td><td>119</td><td>84.4</td><td>127</td><td>89.9</td><td>+8</td><td>6%</td></tr></table> <p><u>Table 7.1: Fast food outlet density in Lancashire and Lancaster and comparisons between 2012 and 2016 (Source: Public Health England).</u></p> | | 2012 | | 2016 | | DIFFERENCE | | Count of Outlets | Rate per 100,000 population | Count of Outlets | Rate per 100,000 population | Actual | % | ENGLAND | 40,486 | 77.5 | 47,928 | 87.8 | +7,442 | 16% | LANCASHIRE | 1,028 | 87.9 | 1,282 | 121.9 | +254 | 20% | LANCASTER | 119 | 84.4 | 127 | 89.9 | +8 | 6% |
| | 2012 | | 2016 | | DIFFERENCE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Count of Outlets | Rate per 100,000 population | Count of Outlets | Rate per 100,000 population | Actual | % | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ENGLAND | 40,486 | 77.5 | 47,928 | 87.8 | +7,442 | 16% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| LANCASHIRE | 1,028 | 87.9 | 1,282 | 121.9 | +254 | 20% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| LANCASTER | 119 | 84.4 | 127 | 89.9 | +8 | 6% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 46 | DM20/7.20 | <p>Paragraph 7.20 to be amended to read</p> <p>Improving the health and wellbeing of communities in the district is a key objective of the Local Plan, only way this can be achieved is to encourage healthy eating. Large concentrations of hot food takeaways within our commercial centres and surrounding schools can have the opposite effect by encouraging unhealthy eating habits. <u>Approximately 58% of adults in Lancaster District are classified as overweight or obese (2017/18). Child excess weight is of particular concern as excess weight in reception year children was significantly worse than England's average from 2014/15 to 2016/17 and currently stands at 21.6% for the district. 32.4% of year 6 children in the district are currently classed as overweight or obese. Obesity levels have continued to rise in recent years with approximately 65% of adults in Lancaster District classified as overweight or obese, 32% of children in the district as similarly classed as overweight or obese.</u></p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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| | 46 | DM20/7.20 | <p>After Paragraph 7.20 an addition paragraph to be added to read</p> <p><u>In Lancaster District, the ward level percentage of obese children in reception year varies between 6.1% and 12.2% (2013/14 to 2015/16), this compares to an England average of 9.3%. The percentage of obese children in year 6 in Lancaster varies between 11.4% and 22%, this compares to an England average of 19.3%. Therefore, the aim of this policy is to help assist in reducing these levels by restricting new hot food takeaways within wards where more than 15% of year 6 pupils or 10% of reception pupils are classed as obese.</u></p> <p><u>In making decisions on hot food takeaways, the Council will have regard to the content of the County Council's Public Health Advisory Note and seek advice and guidance from the Lancashire County Council Public Health team in relation to obesity levels within young people.</u></p> |
| | 46 | DM20 | <p>The 1st Criterion to be amended to read</p> <p>It would not result in a clustering of A5 hot food takeaway uses to the detriment of the character, function, vitality and viability of the defined centre and would not have an adverse impact on the standard of amenity for existing and future occupants of adjacent land and buildings; or</p> |
| | 46 | DM20 | <p>The 2nd Criterion to be amended to read</p> <p>There are two or more consecutive A5 hot food takeaway uses in any one length of frontage. Where hot food takeaway uses already exist in any length of frontage, a gap of at least two non-A5 uses shall be required before a further A5 hot food takeaway use will be permitted in the same length of frontage; <u>or</u></p> |
| | 46 | DM20 | <p>An additional criterion to be added following the 2nd Criterion to read</p> <p><u>It would result in additional hot food takeaways in a ward where more than 15% of year 6 pupils or 10% of reception pupils are classed as obese.</u></p> |

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|--------------------------|-----------------------|------------------------------|--|----------|-----------------------|------------------------------|----------------|--------------------------|--|--|--|-----------|-----|----|----|-----------|-----|----|------|-----------|----|---|-----|----------------------|--|--|--|------|----|---|----|-------------|---|---|-----|----------|----|---|-----|--------------------|-----|---|-----|----------|----|---|-----|----------------------|----|--|--|--------------|----|---|-----|-------|---|---|----|--------|---|---|----|-----------------|----|---|----|------------|---|---|-------|--------|---|---|-----|
| | 47 | DM20/ 7.23 – 7.24 | <p>Delete Table 7.1 and paragraphs 7.23 and 7.24 in their entirety</p> <table border="1"> <thead> <tr> <th>Location</th><th>Total Number of Units</th><th>Number of Hot Food Takeaways</th><th>% of Takeaways</th></tr> </thead> <tbody> <tr> <td colspan="4">Main Town Centres</td></tr> <tr> <td>Lancaster</td><td>520</td><td>32</td><td>6%</td></tr> <tr> <td>Morecambe</td><td>333</td><td>24</td><td>7.5%</td></tr> <tr> <td>Carnforth</td><td>69</td><td>7</td><td>10%</td></tr> <tr> <td colspan="4">Local Centres</td></tr> <tr> <td>Bare</td><td>29</td><td>0</td><td>0%</td></tr> <tr> <td>Torrisholme</td><td>9</td><td>3</td><td>33%</td></tr> <tr> <td>Westgate</td><td>11</td><td>2</td><td>22%</td></tr> <tr> <td>Morecambe West End</td><td>80*</td><td>9</td><td>12%</td></tr> <tr> <td>Bowerham</td><td>15</td><td>2</td><td>14%</td></tr> <tr> <td>Lancaster University</td><td>13</td><td></td><td></td></tr> <tr> <td>Heysham Road</td><td>19</td><td>4</td><td>22%</td></tr> <tr> <td>Caton</td><td>5</td><td>0</td><td>0%</td></tr> <tr> <td>Hornby</td><td>4</td><td>0</td><td>0%</td></tr> <tr> <td>Bolton-le-Sands</td><td>10</td><td>0</td><td>0%</td></tr> <tr> <td>Silverdale</td><td>8</td><td>1</td><td>12.5%</td></tr> <tr> <td>Halton</td><td>6</td><td>1</td><td>16%</td></tr> </tbody> </table> <p><u>Table 7.1:</u> Table showing the Percentage of hot food takeaways within Lancaster District Centres</p> <p>* Figure represents the total number of occupied in the Local Centre Assessment (2017), Morecambe West End has a further 46 units which are vacant.</p> <p>Up to date data and information on the location of hot food takeaways can be obtained by using the FEAT tool (www.feat-tool.org.uk). Further guidance on this issue can also be found in 'Hot Food Takeaways and Spatial Planning – Public Health Advisory Note' which has been prepared by Lancashire County Council Public Health Team.</p> <p>It is important that clusters or overall number of non-retail uses should not dominate any defined centre which detract from its vitality, viability and overall amenity of the area. Particular issues are reported with the clustering of A5 (hot food takeaways) and A2 (particularly betting shops) although any non-retail use could have a similar impact in aggregate or where they take up large proportions of frontage.</p> | Location | Total Number of Units | Number of Hot Food Takeaways | % of Takeaways | Main Town Centres | | | | Lancaster | 520 | 32 | 6% | Morecambe | 333 | 24 | 7.5% | Carnforth | 69 | 7 | 10% | Local Centres | | | | Bare | 29 | 0 | 0% | Torrisholme | 9 | 3 | 33% | Westgate | 11 | 2 | 22% | Morecambe West End | 80* | 9 | 12% | Bowerham | 15 | 2 | 14% | Lancaster University | 13 | | | Heysham Road | 19 | 4 | 22% | Caton | 5 | 0 | 0% | Hornby | 4 | 0 | 0% | Bolton-le-Sands | 10 | 0 | 0% | Silverdale | 8 | 1 | 12.5% | Halton | 6 | 1 | 16% |
| Location | Total Number of Units | Number of Hot Food Takeaways | % of Takeaways | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Main Town Centres | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Lancaster | 520 | 32 | 6% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Morecambe | 333 | 24 | 7.5% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Carnforth | 69 | 7 | 10% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Local Centres | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bare | 29 | 0 | 0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Torrisholme | 9 | 3 | 33% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Westgate | 11 | 2 | 22% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Morecambe West End | 80* | 9 | 12% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bowerham | 15 | 2 | 14% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Lancaster University | 13 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Heysham Road | 19 | 4 | 22% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Caton | 5 | 0 | 0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Hornby | 4 | 0 | 0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bolton-le-Sands | 10 | 0 | 0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Silverdale | 8 | 1 | 12.5% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Halton | 6 | 1 | 16% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DMMM15 | 48 | DM21 | <p>The 1st Criterion should be amended to read</p> <p>Be of a high quality design and sensitive to its <u>the</u> visual appearance of on the building on which it is to be sited and the surrounding street scene, in the daytime and the night-time, especially in <u>relation to the surrounding historic environment</u> the case of a Listed Building or within a Conservation Area;</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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| | 48 | DM21 | The 7 th Criterion should be amended to read The architectural merit of the existing shopfront <u>and the character of the wider area; and</u> |
| | 48 | DM21 | The 8 th Criterion to be deleted in its entirety The existing character of the area; |
| | 53 | DM21 | The 9 th Criterion to be amended to read The suitability of the overall form, <u>materials</u> , scale and architectural detail in relation to the appearance of the building; and |
| | 53 | DM21 | The 10 th Criterion to be deleted in its entirety The suitability of materials in relation to the overall appearance of the building. |
| DMMM16 | 50 | DM22 | The final paragraph of the Policy to be amended to read Developments that are likely to increase harm through visitor pressure within <u>upon</u> internationally designated wildlife sites or designated landscape areas will not be supported. |
| DMMM18 | 51 | DM23 | The fifth paragraph of the Policy to be amended to read Developments which are likely to increase harm through visitor pressure <u>upon</u> within or adjacent to internationally designated wildlife sites or in protected landscapes will not be supported. |
| DMMM18 | 53 | DM25 | The 5 th Criterion to be amended to read The day time use does not detract from the character and amenity of the surrounding area, shops and services, <u>by creating particularly</u> through the creation of an active ground floor street frontage. |
| DMMM19 | 55 | DM27 | The sub-title and first paragraph of the Policy to be amended to read <u>Protection of Recreational Open Space, Sports and Recreational Facilities</u> The Local Plan Policies Map identifies a range of designated open spaces, <u>sports and recreational facilities</u> within the district which have been provided for their important value. Proposals that seek to protect and enhance existing designated open spaces, <u>sports and recreational facilities</u> shall be supported by the Council. The Council will not permit the loss of designated open spaces, <u>sports and recreational facilities</u> unless: |
| | 55 | DM27 | The 1 st Criterion to be amended to read An assessment has been undertaken to demonstrate that it the open space is surplus to requirements; |

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| | 55 | DM27 | <p>The 2nd Criterion to be amended to read</p> <p>An assessment has been undertaken to demonstrate that it the open space no longer has an economic, environmental or community value, which shall include consultation with key stakeholders and the local community;</p> |
| | 55 | DM27 | <p>The 3rd Criterion to be amended to read</p> <p>The loss of open space resulting from development would be replaced by equivalent or better, high quality provision in a suitable location;</p> |
| | 55 | DM27 | <p>The 4th Criterion to be amended to read</p> <p>The development is for alternative <u>open space</u>, sports and recreation provision, the <u>benefits of</u> needs for which clearly outweigh the loss.</p> |
| | 56 | DM27 | <p>The second paragraph of the Policy to be amended to read</p> <p>Development proposals that are adjacent to designated open spaces, <u>sports and recreational facilities</u> will be required to incorporate design measures that ensure that there are no negative impacts on amenity, <u>landscape value</u>, ecological value and functionality of the space. The Council will only permit development that has identified negative impacts on open space, <u>sports and recreational facilities</u> where appropriate mitigation measures or compensation measures have been provided.</p> |
| | 56 | DM27 | <p>The sub-title and fourth paragraph of the Policy to be amended to read</p> <p><u>The Creation of New Recreational-Open Space, Sports and Recreational Facilities</u></p> <p>Development proposals located in areas of recognised open space, <u>sports and recreational facility</u> deficiency will be required to provide appropriate contributions towards open space, <u>sports and recreational facility</u> provision, either through the provision of on-site facilities or a financial contribution toward the creation of new off-site open spaces or the enhancement of existing <u>open spaces, sports and recreation facilities</u> spaces-off-site. Development proposals should give due consideration to the standards and thresholds set out in Appendix D of this DPD in relation to open space requirements or, where appropriate, site specific policies contained within the Strategic Policies & Land Allocations DPD.</p> |

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| | 56 | DM27 | <p>The fifth paragraph of the Policy to be amended to read</p> <p>Any provision made for recreational open space, <u>sports or recreational facilities</u> should be fully accessible to the public without any restrictions, and will be provided in addition to any private amenity space or landscaping. Proposals should not have an adverse impact on surrounding residential amenity in terms of light and noise disturbance, with any potential impacts being appropriately mitigated against. The management and maintenance of open space, <u>sports or recreational facilities</u> should address the requirements of Appendix D of this DPD.</p> |
| DMMM20 | 59 | DM29 | <p>The first paragraph to be amended to read</p> <p>New development should <u>be as sustainable as possible and</u> make a positive contribution to the surrounding landscape <u>and/or</u> townscape. The Council will expect development to:</p> |
| | 59 | DM29 | <p>The second sub-title to be amended to read</p> <p><u>Accessibility and Highway Safety</u></p> |
| | 59 | DM29 | <p>The second paragraph to be amended to read</p> <p>Where major development proposals are likely, due to their size, <u>location</u> and scale, to have an adverse impact on the local built environment, the Council will <u>encourage</u> expect applicants to make use of local Design Panels to assess such impacts at the pre-application stage. The views and recommendations of Design Panels will be given due consideration in the decision making process.</p> |
| DMMM21 | 62 | DM30/ 10.20 | <p>Additional 3 paragraphs to be added following paragraph 10.20 to read</p> <p><u>The Council will seek to ensure that proposals for all new development, regardless of location, have sought to minimise the levels of air polluting emissions during the construction and operation phases of development through appropriate on-site and off-site mitigation.</u></p> <p><u>Development which is located in AQMAs will be carefully considered in terms of their individual and cumulative impacts within the designated area, and it will be expected that mitigation is put forward to reduce the air quality impact arising from each proposal. The Council will not support proposals which would significantly worsen any emissions or air pollutants where pollution levels are close to their objective limits.</u></p> <p><u>In relation to nitrogen oxide levels, 'significantly worsen' means an increase of 0.1µg/m³ or more in the annual mean nitrogen level (all local AQMA's are designated due to likely exceedance of objective standards for nitrogen dioxide). In relation to nitrogen oxide levels</u></p> |

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| | | | <u>'close to' objective / limit value levels, this means that the nitrogen dioxide pollution levels are indicated to be at or above 85% of the air quality / limit value.</u> |
| | 63 | DM31/ 10.21 | Additional paragraph to be added following paragraph 10.21 to read <u>The Council will seek to work with Lancashire County Council in the preparation of a new Supplementary Planning Document relating to Low Emissions and Air Quality which will be based on the outcomes of the District's Air Quality Action Plan and build upon the previous work undertaken to prepare a Planning Advisory Note on this matter.</u> |
| | 63 | DM31 | Delete the wording of Policy DM31 in its entirety and replace with the following text Policy DM31: Air Quality Management and Pollution <u>All development proposals must demonstrate that they have sought to minimise the levels of air polluting emissions generated and adequately protect their new users, and existing users, from the effects of poor air quality.</u> <u>Development which is located within an Air Quality Management Area (AQMA), or any development which has the potential to, individually or cumulatively, contribute to increasing levels of air pollution, will be required to demonstrate how either on-site or off-site mitigation measures will be put in place to reduce the air quality impact. Any proposal must not significantly worsen any emissions or air pollutants in areas where pollution levels are close to objective / limit value levels.</u> |

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| | | | <p><u>Proposals should contribute towards delivering the actions detailed within the Lancaster District Air Quality Action Plan, once in place.</u></p> <p><u>Any proposal must not worsen any emissions or air pollutants in areas that could result in a breach of, or worsen site-level critical loads for ecosystems within relevant Internationally designated nature conservation sites during both construction and operational phases. Air Quality Assessments must be submitted for relevant development proposals, as outlined in the Council's Validation Guide.</u></p> <p><u>All development proposals will be expected to take account of the Council's forthcoming SPD on Low Emissions and Air Quality.</u></p> |
| DMMM22 | 65 | DM33/ 10.31 | <p>Amend paragraph 10.31 to read</p> <p>Many of the main settlement areas in the district lie within areas that, to varying degrees, are vulnerable to flooding, such as Lancaster on the River Lune and Morecambe on Morecambe Bay, and a number of the sustainable settlements identified under Policy SP2 of the Strategic Policies & Land Allocations DPD. There are approximately 400 homes in the district with a 1% Annual Probability Event risk of fluvial flooding (from rivers). The number of properties at potential risk from surface water is greater still. <u>There are currently no Critical Drainage Areas within the District. However, the Council will continue to work with the Lead Local Flood Authority and the Environment Agency, to periodically consider the need and appropriateness of this position.</u></p> |
| | 66 | DM33 | <p>The 6th Criterion to be amended to read</p> <p>Sites should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way, <u>in accordance with the SuDS hierarchy; and</u></p> |
| | 66 | DM33 | <p>An additional criterion to be added following 6th Criterion to read</p> <p><u>All proposals for new development must take account of the Council's most up-to-date Strategic Flood Risk Assessment (or the most up-to-date Council flood risk assessment available) in combination with any other relevant evidence including that of the Lead Local Flood Authority (Lancashire County Council) and the Environment Agency.</u></p> |
| | 66 | DM33 | <p>Final paragraph of the Policy to be amended to read</p> <p>Consideration <u>must</u> should be given to the implementation of natural flood management techniques in partnership with the Lune Rivers Trust and other key organisations.</p> |

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| DMMM23 | 68 | DM34/ 10.46 | Paragraph 10.46 amended to read SuDS can also enhance biodiversity opportunities within new development. Further information on this issue can be found on the Natural England, Environment Agency and RSPB websites. Developments on greenfield sites, particularly those requiring the preparation of a Development Brief will be required to include measures to deal with surface water drainage. Careful consideration should be given to the impacts of water run-off on designated environmental sites. |
| | 68 | DM34/ 10.48 | Paragraph 10.48 amended to read Any drainage proposal will be expected to be <u>included as part of a site-wide strategy to avoid piecemeal development and demonstrate how the site delivers sustainable drainage as part of interconnecting phases, and will be provided early on in a development in order not to cause issues whilst a site is partially developed.</u> |
| | 68 | DM34/ 10.51 | Paragraph 10.51 amended to read Approved schemes <u>SuDS that are not adopted by public bodies will be expected to be supplemented by appropriate maintenance and management regimes for the lifetime of any surface water drainage schemes, which will be secured by planning condition or planning obligation.</u> |
| DMMM24 | 74 | DM37 | First paragraph of the Policy amended to read <u>Proposals affecting Listed Buildings should conserve and, where appropriate enhance those elements which contribute to its significance. All proposals should be based on a thorough understanding of the buildings significance.</u> |
| | 74 | DM37 | Second paragraph of the Policy amended to read The significance of a <u>Listed Building</u> Designated Heritage Asset can be harmed or lost through alteration or destruction of <u>those elements which contribute to its special architectural or historic interest</u> a Listed building or through development within its setting. <u>Any harm (substantial or less than substantial) to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.</u> Where a development proposal will lead to substantial harm or loss of significance consent will be refused. |
| | 74 | DM37 | Third paragraph of the Policy amended to read <u>Demolition of Listed Buildings</u> Proposals that involve the s <u>Substantial harm to or total loss of significance of Listed Buildings, including demolition will not be permitted <i>only in exceptional circumstances where</i> unless it can be demonstrated that the substantial harm or loss is necessary to achieve <i>substantial</i> overriding public benefits that outweigh that harm or loss. The following criteria as set out in Paragraph 133 of the National Planning Policy Framework will apply:</u> |

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| | 74 | DM37 | The 1 st Criterion of the Policy amended to read The nature of the heritage asset prevents all reasonable uses of the site; <u>and</u> |
| | 74 | DM37 | The 2 nd Criterion of the Policy amended to read That no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; <u>and</u> |
| | 74 | DM37 | The 3 rd Criterion of the Policy amended to read That conservation through grant-funding or some form of <u>not for profit</u> charitable or public ownership is demonstrably not possible; <u>and</u> |
| | 74 | DM37 | The section of the Policy relating to Extensions and Alternations to Listed buildings to be deleted in its entirety <u>Extensions and Alterations to Listed Buildings</u> Proposals that involve the alterations or extensions to Listed buildings, including any partial demolitions, should be based on an accurate understanding of the significance of the asset and the impact of the proposal on this. Proposals that involve external and/or internal alterations to a Listed building which would have an adverse impact on the special architectural or historic character of the building and/or their surroundings will not be permitted. The loss of historic fabric simply to accommodate new will not be permitted. New extensions that dominate or distract from the Listed building in terms of siting, style, scale, massing, height or materials will not be supported by the Council. Reversibility and minimal intervention will also be key considerations when assessing proposals. Where proposals will lead to less than substantial harm to the significance of the Listed building, this harm should be outweighed by the public benefits of the proposal which includes securing its optimum viable use. The section of the Policy relating to Changes of Use and Conversions of Listed Buildings to be deleted in its entirety <u>Changes of Use and Conversions of Listed Buildings</u> Where planning permission may not normally be granted for the conversion of Listed buildings to alternative uses, favourable consideration may be accorded to schemes which represent the most |

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| | | | appropriate way of conserving the building and its architectural and historic significance and setting. |
| | 75 | DM37 | <p>The section of the Policy relating to Listed Buildings and Climate Change to be amended to read</p> <p><u>Listed Buildings and Climate Change</u></p> <p>The Council will support proposals that seek to reduce the carbon footprint of a Listed Building provided that it <u>does not harm elements that contribute towards the significance of the Listed building.</u> respects the historic fabric, character and setting of the building. Development involving the installation of renewable energy equipment on a Listed Building will be acceptable provided that the following criteria are met</p> <p><u>Development proposals involving the installation of renewable energy equipment on a Listed Building will be permitted where it conserves those elements which contribute to its significance and that all of the following criteria have been addressed as part of the design and access statement / heritage statement:</u></p> |
| | 75 | DM37 | <p>The 5th Criterion of the Policy amended to read</p> <p>The energy efficiency of the Listed b Building itself has first been appraised and suitable measures, which will not affect its <u>significance</u> character, have already been undertaken;</p> |
| | 75 | DM37 | <p>The 8th Criterion of the Policy amended to read</p> <p>The locations of the equipment on the Listed building would not detract from <u>elements that contribute towards its significance</u> its character or appearance, either when viewed in close proximity or from a distance; and</p> |

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| | 75 | DM37 | <p>A new section to be included at the end of the Policy entitled 'Information to Support an Application' to read</p> <p><u>Information to Support an Application</u> <u>Permission will not be granted for applications which are not fully justified and accompanied by all the information necessary to assess the impact of the proposals on the Listed Building.</u></p> <p><u>Proposals should be accompanied by a statement of significance which should form part of the heritage assessment (which may form part of the design and access statement) to demonstrate that the architectural and historic interest of the structure has been understood and accounted for in any proposal in accordance with paragraph 128 of the National Planning Policy Framework.</u></p> <p><u>Where permission is granted for development which would result in the total or partial loss of a Listed Building, approval will be conditional upon the asset being fully recorded and the record deposited with the Historic Environmental Record (HER).</u></p> |
| | 75 | DM37 | <p>A new section to be included at the end of the Policy entitled 'Buildings at Risk' to read</p> <p><u>Buildings at Risk</u> <u>Proposals which will help to safeguard the significance of and secure a sustainable future for the district's Listed buildings, especially those identified as being at greatest risk of loss or decay, will be supported.</u></p> |
| DMMM25 | 77 | DM38 | <p>First paragraph of the Policy amended to read</p> <p><u>Only Any development proposals and/or alterations to buildings, features and open spaces in Conservation Areas should that preserves or enhances the character and appearance of the Conservation Areas will be permitted. Specifically, they will be required to demonstrate that:</u></p> |
| | 77 | DM38 | <p>Second paragraph of the Policy to be deleted in its entirety</p> <p>Outline applications for development within Conservation Areas will not be encouraged as details of development would be fundamental in determining impact upon the heritage asset.</p> |

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| | 77 | DM38 | <p>The section of the Policy relating to 'Demolition of Buildings within Conservation Areas' to be deleted in its entirety</p> <p><u>Demolition of Buildings within Conservation Areas</u></p> <p>Proposals that involve the loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area will not be permitted unless it can be demonstrated that the substantial loss or harm is necessary to achieve substantial public benefits that outweigh that harm or loss. All the criteria which are set out within paragraph 133 of the National Planning Policy Framework should be met.</p> <p>Where a development proposal will lead to less than substantial harm to the significance of the Conservation Area, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.</p> <p>No loss will be permitted without taking all reasonable steps to ensure that the new development will immediately proceed after the loss has occurred.</p> |
| | 77 | DM38 | <p>The sub-title 'Development in Conservation Areas' and the subsequent paragraph to be deleted in its entirety</p> <p><u>Development within Conservation Areas</u></p> <p>Development proposals for the re-use, alteration and extension of existing buildings or the creation of new buildings within Conservation Areas will only be permitted where it has been demonstrated that:</p> |
| | 77 | DM38 | <p>A new criterion to be added following the 1st Criterion to read</p> <p><u>Proposals will not have an unacceptable impact on the historic street patterns / boundaries, open spaces, roofscape, skyline and setting including important views into and out of the area;</u></p> |

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| | 77 | DM38 | <p>Following the 4th Criterion, the following paragraphs to be added to read</p> <p><u>Outline applications for development within Conservation Areas will be discouraged as it is expected that a full assessment will be required of the impact that the proposal may have on elements that contribute to the area's significance and understanding.</u></p> <p><u>There will be a presumption in favour of the retention of buildings and/or features which make a positive contribution to the special character and appearance of a Conservation Area (as identified within a Conservation Area Appraisal). Any harm (substantial or less than substantial) will be weighed against the public benefits arising from the scheme.</u></p> <p><u>Substantial harm to the Conservation Area will not be permitted unless it can be demonstrated that the substantial loss or harm is necessary to achieve substantial public benefits that outweigh the harm or loss. All the criteria which are set out within paragraph 133 of the National Planning Policy Framework should be met.</u></p> <p><u>Where a development proposal will lead to less than substantial harm to the significance of the Conservation Areas, this harm should be weighed against the public benefits of the proposal.</u></p> <p><u>No loss will be permitted without taking all reasonable steps to ensure that the new development will immediately proceed after the loss has occurred.</u></p> |
| | 77 | DM38 | <p>The 7th Paragraph of the Policy amended to read</p> <p><u>All proposals that are located within a Conservation Area or its setting must be accompanied by a clear Heritage Statement providing details of the proposed development and its impact on the significance of the Conservation Area. They should give due consideration to all relevant policies within the Development Management DPD-development.</u></p> |
| | 77 | DM38 | <p>The 8th Paragraph of the Policy amended to read</p> <p>Where appropriate, the Council will <u>encourage the make</u> use of Design Panels in determining that proposals are of the highest design standards and mitigate any impacts on the surrounding historic environment.</p> |

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| DMMM26 | 79 | DM39 | <p>The first paragraph of the policy amended to read</p> <p>The Council recognises the contribution that significance of the setting to of a designated heritage assets can make to its significance. Proposals that fail to preserve or enhance the setting of a designated heritage asset will not be supported. This includes Listed Buildings, Scheduled Monuments, Registered Parks and Gardens and Conservation Areas.</p> |
| | 79 | DM39 | <p>The second paragraph of the policy amended to read</p> <p><u>The Council will look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance. Development proposals that which make a positive contribution to or better reveal the significance of the asset and through its setting will be supported favourably considered. that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset will be treated favourably.</u></p> |
| | 79 | DM39 | |
| | 79 | DM39 | <p>The third and fourth paragraphs of the policy to be deleted in its <u>their</u> entirety</p> <p>The greater the negative impact on the significance of the designated heritage asset and its setting, the greater the benefits that would be required to justify any approval.</p> |
| | 79 | DM39 | <p>Where appropriate, regard should be given to any approved characterisation study or appraisal of heritage assets.</p> <p>A new paragraph to be added to the Policy following the fourth paragraph to read</p> <p><u>When assessing a proposal affecting the setting of a designated heritage asset, reference will be made to any existing evidence which may include Conservation Area Appraisals, Heritage Assessments, Landscape or Urban Characterisations and Design Guidance.</u></p> |
| | 79 | DM39 | <p>The fifth paragraph of the Policy to be amended to read</p> <p>Development proposals <u>affecting</u> within the setting of designated heritage assets will be expected to include an assessment, which should be undertaken as a series of four steps:</p> |

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| | 79 | DM39 | Step 2 in the Policy amended to read Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s) <u>or allow significance to be appreciated</u> ; |
| | 79 | DM39 | Step 3 in the Policy amended to read Step 3: assess the effects of the proposed development, whether beneficial or harmful, to the significance <u>or the ability to appreciate it. This will include consideration of the location and siting of development, form and appearance, wider effects of development and the permanence of development</u> ; and |
| | 79 | DM39 | Step 4 of the Policy amended to read Step 4: explore the way to maximise enhancement and avoid or minimise harm <u>and provide a statement which sets out necessary mitigation measures to achieve this</u> |
| | 79 | DM39 | Two additional paragraphs to be added to the Policy to read <u>All proposals which would impact upon the setting of a designated heritage asset must be accompanied by a clear heritage statement providing details of the proposed development and the assessment outlined in this Policy. They should give due consideration to all relevant policies within the Development Management DPD.</u> <u>Where appropriate, the Council will encourage the use of Design Panels in determining that proposals are of the highest design standards and mitigate any impacts on the surrounding historic environment.</u> |
| DMMM27 | 80 | New Policy | A new Policy to be added to the DPD which relates to Registered Parks and Gardens. The new policy to read <u>Policy DM40: Registered Parks and Gardens</u> <u>Proposals that harm the significance of a designated Park and Garden will not be permitted.</u> <u>Proposals affecting a historic park or garden or its setting should ensure that development does not detract from the enjoyment, layout, design, character or appearance of that landscape, cause harm to key views from or towards these landscapes or, where appropriate, prejudice their future restoration.</u> <u>Opportunities for their conservation or enhancement will be supported.</u> |

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| MM27 | 80 | New Policy | <p>The following paragraphs should be provided to support the context and direction of the new Policy relating to Registered Parks and Gardens. The supporting text to read</p> <p><u>Registered Parks and Gardens</u></p> <p><u>Designated landscapes that are considered to be of national importance are included on The Register of Parks and Gardens of Special Historic Interest in England. The register is maintained by Historic England on behalf of the Government. They are graded according to their quality and importance as Grade I, II* and II in descending order.</u></p> <p><u>Registered Parks and Gardens do not enjoy any additional legal protection but are designated heritage assets as set out in the NPPF. As such, when permission is required, the significance of a registered park or garden or its setting will be taken into account.</u></p> <p><u>Planning permission will not be granted for proposals that would harm the historic structure, character, principle components or setting of an area included in the Register of Parks and Gardens of Special Historic Interest in England. Where feasible, the Council will seek the removal of structures and uses that detract from the special historic interest of these historic parks and and gardens and prepare plans to restore them. New landscaping, planting and other works within these parks and gardens should respect their historic landscape design and seek to preserve and enhance their character.</u></p> |
| DMMM28 | 80 | DM40 | <p>Three new paragraphs to be added to the start of Policy to read</p> <p><u>Where a Non-Designated Heritage Asset is affected by a development proposal, the effect of the application on its significance will be taken into account, and there will be a presumption in favour of conserving and, where appropriate, enhancing those elements which contribute to its significance.</u></p> <p><u>All proposals which would impact upon a Non-Designated Heritage Asset must be accompanied by a Heritage Statement describing the significance of the heritage asset, including any contribution made by its setting, as well as providing details of the proposed development and its impact on the significance of the Non-Designated Heritage Asset.</u></p> <p><u>The effect of a proposal on the significance of a non-designated heritage asset will be taken into account and in weighing proposals that affect directly or indirectly non designated heritage assets, a balanced judgement will be made having regard to tThe scale of any</u></p> |

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| | | | harm or the loss and the of that significance of the heritage asset. will be weighed against the public benefits of the proposal in accordance with national planning policy. |
| | 80 | DM40 | <p>The first paragraph of the Policy amended to read</p> <p>Where a non-designated heritage asset is affected by development proposals, there will be a presumption in favour of its retention. Any loss of the whole or part of such an asset will require clear and convincing justification. No loss will be permitted without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.</p> |
| | 80 | DM40 | <p>The second paragraph to be deleted in its entirety</p> <p>Any special features that contribute to an asset's significance should be retained and reinstated, where possible, in accordance with paragraph 135 of the National Planning Policy Framework.</p> |
| | 80 | DM40 | <p>The fourth paragraph to be amended to read</p> <p>Proposals <u>affecting</u> within the setting of a Non-designated <u>Heritage Asset</u> will be required to give due consideration to its significance and ensure that this is <u>conserved</u> protected or enhanced where possible.</p> |
| | 81 | DM40 | <p>The fifth paragraph to be amended to read</p> <p>New buildings and any associated landscaping within the curtilage of a Non-designated <u>Heritage Asset</u>, or in close proximity to, should ensure that the setting is not compromised. Positive settings should be protected, preserved or and where possible enhanced by new development which assists in better revealing the significance of the asset. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset will be treated favourably.</p> |
| | 81 | DM40 | <p>A further paragraph to be added following the fifth paragraph to read</p> <p><u>Where appropriate, the Council will encourage the use of Design Panels in determining that proposals are of the highest design standards and mitigate any impacts on the surrounding historic environment.</u></p> |

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| DMMM29 | 82 | DM41 | <p>The first paragraph of the Policy to be deleted in its entirety</p> <p>Development proposals that would have an adverse impact on nationally significant archaeological assets or their settings (whether scheduled or not) will not be permitted.</p> |
| | 82 | DM41 | <p>An additional three paragraphs to be added to the Policy to read</p> <p><u>Development proposals should conserve or enhance those elements which contribute towards the significance of a Scheduled Monument or an archaeological site of national importance. Harm to such elements will only be permitted where it is clearly justified and outweighed by the public benefits of the proposals. Substantial harm or total loss of the significance of a Scheduled Monument or a site of national significance will only be permitted in exceptional circumstances.</u></p> <p><u>Proposals affecting archaeological sites of less than national importance should conserve those elements which contribute to their significance in line with the importance of the remains.</u></p> <p><u>Where development affecting such sites is acceptable in principle, the Council will ensure mitigation of damage through preservation of the remains in situ as a preferred solution. When in situ preservation is not justified, the developer will be required to make adequate provision for excavation and recording before or during development. Subsequent analysis, publication and dissemination of the findings will be required to be submitted to the Council and deposited with the Historic Environment Report. The ability to record should not be a factor in deciding whether such a loss should be permitted.</u></p> |
| | 82 | DM41 | <p>The final two paragraphs of the Policy to be deleted in its entirety</p> <p>Where development affecting such sites is acceptable in principle, the Council will ensure mitigation of damage through preservation of the remains in situ as a preferred option.</p> <p>The Council will seek the preservation of archaeological assets unless it is not justified (for example where the need for development outweighs the importance of the asset). In these circumstances, the development will not be permitted to commence until satisfactory provision has been made for a programme of investigation and recording. However, the ability to record should not be a factor in deciding whether such a loss should be permitted.</p> |

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| DMMM29 | 92 | DM45 | <p>The fifth paragraph of the Policy to be amended to read</p> <p>Key Urban Landscapes, <u>and</u> Urban Setting Landscapes and the wider Open Countryside are three <u>two</u> local landscape designations identified on the Local Plan Policies Map. The contribution that these designations make to the character and setting of the urban areas will be conserved and important natural features safeguarded, providing particular regard to the historic townscape <u>and built form</u> of the urban areas. Within these areas the Council will only support development that preserves the open nature of the area and the character and appearance of its surroundings in accordance with Policy EN7 of the <u>Strategic Policies & Land Allocations DPD</u>.</p> |
| | 92 | DM45 | <p>The sub-title prior to the sixth paragraph amended to read</p> <p><u>Development affecting Other Important Landscapes (outside of designated landscapes)</u></p> <p><u>Development outside of Protected and Designated Landscapes</u></p> |
| | 93 | DM46 | <p>The eighth paragraph of the Policy to be amended to read</p> <p>The Council will look to protect the undeveloped coast, supporting proposals that conserve the natural character and landscape of the undeveloped coast. The Council propose to prepare additional guidance for managing recreational pressure on Morecambe Bay. Development proposals that seek to introduce further recreation pressure onto Morecambe Bay will be required to have due regard to this guidance.</p> |
| | 93 | DM46/ 12.46 | <p>Paragraph 12.46 to be amended to read</p> <p>Key Urban Landscapes are identified as those areas within the main urban areas which are <u>integral to the built form of the district, providing a setting for important features and/or heritage assets. They play an important role in defining the townscape of the main urban area and are inextricably linked to the experience of the wider setting of these features. These areas also provide amenity value for local residents and the wider community. The amenity value of these areas is protected by other policies within the Local Plan. In comparison, Urban Setting Landscapes are peripheral to the built form and are located only on the edge of the main urban area. They are identified because they provide a visual frame for the urban area, providing an important role in the setting of existing development, and providing a significant context or legibility to features within the wider landscape. of value in their own right in relation to their visual and amenity value as well as their role in providing the setting for important heritage assets. Urban Setting Landscapes are defined as those areas that whilst not necessarily important in their own right provide an important role in the setting of the main urban areas of</u></p> |

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| | | | the district. Such areas are usually located on the edge of the main urban area. |
| DMMM30 | 96 | DM47 | The 4 th Criterion to be amended to read The conservation or enhancement of sites of heritage , biodiversity or geodiversity value; |
| DMMM31 | 99 | DM49 | Additional paragraph to be added to the start of the Policy to read <u>Development proposals within the North Lancashire Green Belt will be considered in accordance with national planning policy and inappropriate development will be resisted.</u> |
| | 99 | DM49 | The first paragraph of the Policy amended to read <u>Re-use of Existing Buildings in the Green Belt</u> The re-use of buildings within the Green Belt will be considered <u>not inappropriate</u> where: |
| | 99 | DM49 | The 1 st Criterion of the Policy to be amended to read It does not have <u>a</u> materially greater impact than the present use on the openness of the Green Belt and the purposes of including land <u>within its boundaries</u> in it ; |
| | 99 | DM49 | The 2 nd Criterion to be amended to read Strict control is exercised over the extension of re-used buildings <u>so that it does not result in disproportionate additions over and above the size of the original building</u> , and over any associated uses of land surrounding the building that might conflict with the openness of the Green Belt and the purposes of including land in it ; |

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| | 99 | DM49 | The second paragraph of the Policy amended to read <u>Extension to Existing Dwellings in the Green Belt</u> The Council will not permit extensions to existing dwellings that <u>result in disproportionate additions over and above the size of the original building</u> create an adverse impact on the openness of the Green Belt. |
| | 99 | DM49 | The 6 th Criterion of the Policy to be amended to read The <u>new dwelling is not materially larger than the one it replaces</u> design, volume and massing of the proposal does not materially harm the openness of the Green Belt through excessive scale, bulk or visual intrusion; and |
| DMMM32 | 103 | DM51 | A further paragraph to be added to the Policy following the 14 th Criterion to read <u>Caravan, Chalet, Camping Pod and Log Cabin owners and occupiers are to be provided with a 'Visitor Pack' to include details of the sensitivities of the nearby environmental designations and the wider Morecambe Bay coastline to recreational pressure, and promote the use of alternative areas for recreation such as public open space.</u> |
| DMMM33 | 105 | DM52 | A new paragraph to be added to the Policy following the first paragraph to read <u>The Council will support proposals for renewable and low carbon energy schemes, including ancillary development, where the direct, indirect, individual and cumulative impacts on the following considerations are, or will be made, acceptable (unless material considerations indicate otherwise):</u> |
| | 105 | DM52 | Delete the second paragraph of the Policy and Criteria I to IV in their entirety The Council will support proposals for renewable and low carbon energy schemes where the direct and indirect impacts are, or will be made, acceptable (unless material considerations indicate otherwise) subject to the following criteria: I. The proposal with its ancillary development would not individually or cumulatively have an unacceptable significant effect as a result of its scale, siting or design on the landscape character, visual amenity, biodiversity, geodiversity, flood risk, townscape and historic assets of the district and will not unduly affect highway safety and aviation and defence navigation systems/communications; II. The impacts of the development are mitigated so as to ensure that there are no unacceptable significant effects on the amenities of sensitive neighbouring uses and local residents (including by virtue of noise, dust, odour, shadow flicker air quality or traffic); |

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| | | | <p>III. The wider environmental, economic, social and community benefits directly related to the scheme outweigh any significant adverse effects; and</p> <p>IV. Where the proposal is consistent with other relevant policies within the local development plan.</p> |
| | 105 | DM52 | <p>A series of new Criteria to be added following the second paragraph of the Policy to read</p> <p>I. <u>As a result of its scale, siting or design impacts on the landscape character, visual amenity, biodiversity, geodiversity, flood risk, townscape and historic assets of the district, highway safety, aviation and defence navigation system/communications are satisfactorily addressed;</u></p> <p>II. <u>Impacts on the amenities of sensitive neighbouring uses and local residents are minimised (including by virtue of noise, dust odour, shadow flicker, air quality or traffic);</u></p> <p>III. <u>The wider environmental, economic, social and community benefits directly related to the scheme outweigh any significant adverse effects; and</u></p> <p>IV. <u>The proposal is consistent with other relevant policies within the local development plan.</u></p> |
| | 105 | DM52 | <p>A new paragraph to be added to the Policy following the third paragraph to read</p> <p><u>Proposals for wind turbines will only be supported where they are located within an area identified as suitable for wind energy as shown on the Local Plan Policies Map and in Figure 1 (Areas identified as suitable for Wind Energy). Wind turbines in the areas identified as suitable for wind energy will be considered acceptable where the development can be positively assessed against the criteria outlined in (I) to (IV), National Planning Policy, the relevant Ministerial Statements and/or Guidance and following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.</u></p> |

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| | 105 | DM52 | The fourth paragraph of the policy to be deleted in its entirety Proposals for wind turbines will be expected to take account of National Planning Policy and where appropriate the relevant current Ministerial Statements or Guidance. Areas identified as suitable for wind energy are shown on the map below, however proposals within these areas will only be considered suitable where the development can be positively assessed against the criteria outlined in (I) to (IV) and following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing. |
| | 108 | Fig 14.1 | Figure 14.1 of the DPD to be re-titled to read Areas identified as suitable for Wind Energy Areas that are not covered by the constraints (i.e. areas in white) are areas that are considered to be suitable for wind energy development (subject to compliance with other planning policy considerations). |
| DMMM34 | 113 | DM56/ 15.17 | A further two new paragraphs to be added following paragraph 15.17 to read <u>Within national planning policy, guidance is provided on how health should be considered by the planning system. It is clear that as part of delivering on the social dimension of sustainable development that planning has a role in supporting and developing strong, vibrant and healthy communities.</u> <u>National planning policy is clear that through both plan-making and decision-taking processes there is a need to take account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community.</u> |
| | 114 | DM56 | Second paragraph of the Policy to be amended to read The Council will require the submission of Health Impact Assessments for major schemes of more than 100 housing units or 10,000sqm for commercial uses where they are considered to have potential impacts on health and well-being. This will depend on the nature and scale of such development which should be discussed at a pre-application stage with both the Local Planning Authority and Lancashire County Council Public Health team. |
| | 114 | DM56 | Final paragraph to be added to Policy to read <u>Proposals should have due regard to all relevant policies within the Local Plan, in particular Policies DM20, DM27, DM55 and DM61 of the Development Management DPD.</u> |

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| DMMM35 | 115 | DM57/16.5 | Amend paragraph 16.5 to read CIL has been promoted by the Government as a more effective and transparent way of securing financial contributions from development and sought to replace the mechanism of Section 106 agreements. However, in 2016 the Government launched a review of the CIL system to consider its relative success in generating funds for infrastructure projects. The CIL Review was published in February 2017 and concluded that whilst CIL had generated significant benefits for authorities who had applied a CIL Charge but the level of authorities applying the Levy was intermittent resulting in impacts on development delivery. Accordingly the Government has been considering amendments to the tariff based system which seeks to streamline the system and provide a more standardised approach. |
| | 115 | DM57/16.7 | Amend paragraph 16.7 to read <u>The Government undertook a consultation on draft amendments to the CIL Regulations in December 2018 and issued its response in June 2019. The Government recognises the importance of developer contributions in delivering the infrastructure that new homes require. Amendments to the Regulations are proposed to make the system less complex and more transparent. Proposed amendments include the removal of restrictions on the pooling of s106 agreements. Given the uncertainties over the future Government approach, the Council has yet to commence work on a new tariff based system in order to assist with the delivery of strategic infrastructure needs. Given the level of growth anticipated through the course of the plan period it is important that a tariff on new development is delivered to assist in financing strategic infrastructure needs for the district. As a result work has commenced on investigating the viability of a CIL charge, the outcomes of which will influence the Council's decision over whether to pursue the preparation of a CIL charging schedule during 2018 to supplement the content of the Local Plan.</u> |
| | 115 | DM57/16.8 | An additional paragraph to be included following paragraph 16.7 to read <u>The Council is undertaking work with a view to adopting CIL to fund the wider infrastructure necessary for the delivery of the growth planned for.</u> |
| DMMM36 | 119 | DM58 | The second paragraph of the Policy to be amended to read All major developments within the district will enable Fibre to the Premises (FTTP). For smaller schemes, the Council will <u>encourage expect FTTP to be provided where it is practical and viable to do so.</u> |
| DMMM37 | 122 | DM60 | The 1 st Criterion to be amended to read Maintain, and where possible improve the existing pedestrian infrastructure <u>in accordance with Policy T2 of the Strategic Policies & Land Allocations DPD</u> , including the Public Rights of Way (PROW) and green infrastructure network; |

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| | 123 | DM60 | <p>The final paragraph of the Policy to be amended to read</p> <p>The Council will, where possible, support the growth of the local cycling network within the district (as defined in <u>Policy T2</u> of the Strategic Policies & Land Allocations DPD) to encourage and maintain the growth of cycle usage as a viable and suitable form of transport, and recognise the value of such a network in creating a coherent network of green infrastructure. Support will be given to proposals that seek to enhance and improve the existing network, in accordance with the County Council's Cycling and Walking Strategy <u>and Policy T2</u>.</p> |
| DMMM38 | 126 | DM62 | <p>The fourth paragraph to be amended to read</p> <p>The 'Travel Plan' will also be required where the development involves significant residential, commercial or employment development or non-residential institutions including schools, colleges, and universities <u>and hospitals</u>.</p> |
| DMMM39 | 127 | DM63 | <p>The bullet points following the first paragraph of the Policy to be amended to read</p> <ul style="list-style-type: none"> • Improvement to highway capacity on the A6 Corridor <u>between Lancaster City Centre and Galgate in South Lancaster</u>. • Improvements to traffic management in Lancaster City Centre <u>to provide greater priority to public transport, pedestrian and cycling movements</u>. • Improvements to connectivity around Morecambe Bay <u>improving rail services and improving cycling and walking linkages</u>. • Enhancing the role of Ultra Low Emission Vehicles. • Investigating the Role of Establishing a N <u>new Rapid Transit System between South Lancaster – Lancaster City Centre – Junction 34 Park and Ride – Morecambe – Heysham.</u> |
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| | 127 | DM63 | <p>Two additional paragraphs to be added in the Policy following the bullet points to read</p> <p><u>Proposals which by their scale, location and nature, compromise the delivery of strategic highway and transport improvements in the district, as outlined in the Highways and Transport Masterplan, will not be supported.</u></p> <p><u>Where appropriate, the Council may seek contributions towards the delivery of new infrastructure to achieve the aims and objectives set out in the Highways and Transport Masterplan where such contributions are reasonable and directly related to the development proposed, in line with national planning policy.</u></p> |
| DMMM40 | 130 | Appendix A | <p>Additional term added to the Glossary (Appendix A)</p> <p><u>Built Up Area</u> - Land/buildings within the named Regional Centre, Key Service Centres, Market Town and Sustainable Rural Settlements and Rural Villages as specified in the Strategic Policies & Land Allocations DPD Policy SP2 and the Local Service Centres and Small Villages within the Arnside and Silverdale AONB, as set out in Policy AS01 of the Arnside & Silverdale AONB DPD. The non-built up area is any land/buildings outside of the areas as defined above</p> |
| | 132 | Appendix A | <p>Additional term added to the Glossary (Appendix A)</p> <p><u>Landscape Capacity</u> - An approach to planning in the AONBs that allocates and permits development only where it will not harm the primary purpose of the designation, which is to conserve and enhance the natural beauty, wildlife and cultural heritage of the area. This requires an objective assessment of the landscape and visual impact from potential development.</p> |
| DMMM41 | 148 | Appendix E | <p>Further text to be added prior to the Car Parking Standards table to read</p> <p><u>The following standards provide a number of spaces required as a maximum</u></p> |
| | 148 | Appendix E | <p>A further standard to be added to Appendix E in relation to Student Accommodation</p> <p>Student Accommodation – 1 per resident staff and 1 per 10 beds – 1 per resident staff and 1 per 5 beds – 1 per resident staff and 1 per 5 beds – 3 bays or 6% of total – 2 bays or 4% of total – 1 per 3 beds – 1 per 100 beds (min 2 spaces) - / - /.</p> |

Attachment 1 – Figure 5.1: Affordable Housing Requirements in Lancaster District

