



Wray with Botton

Neighbourhood Development Plan

Adopted Version

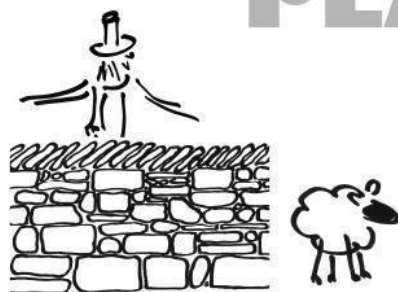
July 2019

2018-2031



Wray

NEIGHBOURHOOD PLAN



Wray with Botton Neighbourhood Development Plan

2018 - 2031

Wray with Botton Parish Council

Adopted Version

July 2019

CONTENTS

Foreword

Section 1 INTRODUCTION

- 1.1 What is a Neighbourhood Plan
- 1.2 Why a Neighbourhood Plan for Wray with Botton
- 1.3 Other Documents that guide development in the NP area
- 1.4 Plan Preparation
- 1.5 Community Engagement
- 1.6 Local Authority & Infrastructure Providers Engagement
- 1.7 Strategic Environmental Assessment/Habitat Directives
- 1.8 Area Designation
- 1.9 Structure of the NP

Section 2 WRAY WITH BOTTON

- 2.1 Plan Area Overview
- 2.2 Historical Context
- 2.3 Present Character

Section 3 VISION AND OBJECTIVES

- 3.1 Vision
- 3.2 Objectives

Section 4 POLICIES AND GUIDANCE

- 4.1 Policy Development
- 4.2 List of Policies
- 4.3 Overall Strategy
- 4.4 Built Environment
- 4.5 Housing
- 4.6 Rural Economy
- 4.7 Natural Environment
- 4.8 Community
- 4.9 Transport and Infrastructure

Section 5 IMPLEMENTATION & MONITORING

APPENDICES

LIST OF APPENDICES (Separate Documents)

- Appendix 1 Other documents guiding development in the Neighbourhood Plan Area
- Appendix 2 Schedule of Evidence
- Appendix 3 Site Selection and Assessment
- Appendix 4 Constraints Overview and Environmental Constraints Maps
- Appendix 5 Local Green Space
- Appendix 6 Strategic Environmental Assessment (SEA) and Habitat Regulation Assessment (HRA)
- Appendix 7 Bibliography/References
- Appendix 8 Glossary of Terms
- Appendix 9 Table of Successor Policies in Emerging Local Plan
- Appendix 10 Wray with Botton Neighbourhood Plan Landscape Appraisal
- Appendix 11 Heritage Impact Assessment

Foreword

Neighbourhood Plans introduced through the Localism Act of 2011 help local communities to influence the planning of the area in which they live and work.

Wray with Botton Parish Council chose to prepare a Neighbourhood Plan in 2014 and since then, a committee of residents, the Neighbourhood Planning Group (NPG) has met regularly to develop the Plan. The creation of a Neighbourhood Plan is a rigorous process that has demanded incredible commitment from the members of the NPG, and their efforts are to be thoroughly commended.

At the heart of the Plan is the evidence gathered from consultations, surveys and professional advice. This evidence has helped shape the Vision and Objectives that in turn are set out as Policies which, together with Lancaster City Council's Local Plan, will shape future development in the village and against which planning applications will be judged.

Wray with Botton is a special place with a rich cultural heritage and a strong sense of community, set in the protected landscape of the Forest of Bowland Area of Outstanding Natural Beauty. The policies drawn up by the NPG are therefore the result of many months of careful consideration of all the feedback received from Wray with Botton residents, local business, statutory authorities and other stakeholders. Every effort has been made by the NPG to ensure that the Plan truly reflects the majority of views of local residents, a fact very clearly illustrated when 94% of those voting supported the Plan.

The Plan has now been “adopted” by the City Council. This is the final step in giving the Parish the security of having the Neighbourhood Plan as the legal framework against which all future planning applications can be assessed.

George Halstead

Chairperson,

Wray with Botton Parish Council

Section 1 INTRODUCTION

1.1 What is a Neighbourhood Plan?

1.1.1 Neighbourhood Development Plans were introduced in the 2011 Localism Act.

1.1.2 The National Planning Policy Framework (March 2012) states:

“Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishescan use neighbourhood planning to set planning policies through neighbourhood plans to determine decisions on planning applications; and grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order (para.183).

1.1.3 Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies (para.184).

1.1.4 Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation (para.185)”.

1.2 Why a Neighbourhood Plan for Wray with Botton?

1.2.1 Wray with Botton Parish lies wholly within the Forest of Bowland Area of Outstanding Beauty (AONB). The AONB designation has the statutory purpose of conserving and enhancing the natural beauty of the area. This means that the area’s landscape has been identified by the Government as being of national importance. Designation as an AONB and the resulting legal powers and statutory obligations arise out of the National Parks and Access to the Countryside Act 1949 and the Countryside and Rights of Way Act 2000.

1.2.2 The AONB is a special place, characterised by the grandeur of the upland core; the steep escarpment of the Moorland Hills; the undulating lowlands; the visual contrasts between each element of the overall landscape; the serenity and tranquility of the area; the distinctive pattern of settlements; the wildlife and the landscape’s historic and cultural associations. Wray with Botton Parish includes many of these characteristics which contribute to make it a special place to live, work and play.

1.2.3 Lancaster City Council along with other public bodies have a statutory duty under Section 85 of the Countryside and Rights of Way (CRoW) Act 2000 to have regard to the statutory purpose of AONBs in carrying out their functions. Within the AONB, Government policy requires that councils give great weight to conserving landscape and scenic beauty. Management of the AONB which encompasses 18 parishes within 2 counties with 6 district councils is coordinated by the AONB partnership with its policy framework over the period April 2014 to March 2019 set out in the Forest of Bowland Management Plan¹. The vision for all partners to work towards is that the Forest of Bowland AONB should retain its sense of local distinctiveness, notably the large scale open moorland character of the Bowland Fells, traditional buildings and settlement patterns of villages, hamlets and farmsteads. Natural and cultural heritage should be sympathetically managed and contribute to a sustainable and vibrant local economy.

1.2.4 The two AONBs which lie within the Lancaster District are relatively small and sparsely populated compared with the whole and the City Council recognised that the District-wide Local Plan would not have the AONBs as their main focus. Whilst the administrative burden of dealing with the 6 separate councils in the Forest of Bowland AONB was considered too onerous to deal with, nevertheless it has chosen to work with South Lakeland District Council to produce a Development Plan Document for the Arnsdale and Silverdale AONB². The AONB DPD can focus on the AONB and have its conservation and enhancement at its heart. It is an important means of implementing the AONB Management Plan and will give statutory development plan policy force to some of the principles of the management plan when planning applications are considered. The Neighbourhood Plan for Wray draws on the work the City Council has done in preparing the AONB DPD and seeks a similar approach within the Forest of Bowland. The emerging Local Plan now recognises the importance of both AONBs within the District with policies which are now acknowledged within the Neighbourhood Plan.

1.2.5 Wray with Botton Parish Council, mindful of its location within the AONB decided in Autumn 2014 to draw up a Neighbourhood Development Plan for Wray with Botton because it was concerned about a number of issues affecting the Parish:

Issue 1 Meeting the housing needs of the people of Wray

Issue 2 Preserving the historic landscape and townscape of Wray and ensuring that any new development in Wray respects these

Issue 3 Finding appropriate uses for sites and buildings in Wray that fall into disuse

1.2.6 By working with Lancaster City Council, the Forest of Bowland AONB, and local village groups, Wray with Botton Parish Council established that a Neighbourhood Development Plan with appropriate planning policies, allocations and guidance would be a good way to address these issues.

¹ Forest of Bowland Management Plan 2014-19 <http://forestofbowland.com/Management-Plan>

² Submission Version Arnsdale and Silverdale AONB DPD Feb 2018

1.2.7 The Wray with Botton Neighbourhood Plan sets out a vision and objectives for the future of Wray with Botton and establishes how that vision and objectives will be realised by identifying planning policies, allocations and guidance that can control land use and development in the parish.

1.3 Other documents guiding development in the Neighbourhood Plan Area

1.3.1 The Neighbourhood Plan (NP) is only one of a number of plans and strategies affecting the parish. It will complement existing plans and strategies including the AONB Management Plan and other existing and emerging national and local planning policies. The NP must be read alongside these other documents in order to understand the full range of requirements to which new development will be subject. These other documents can be found on national Government, Lancaster City Council and Forest of Bowland websites - the most important are briefly described below, with more detail contained in Appendix 1:

National Planning Policies

1.3.2 Local and Neighbourhood Plans must be in general conformity with national planning policies set out in the National Planning Policy Framework (NPPF) (2012)³. The NPPF sets out how social, economic and environmental objectives should be achieved together. The central theme of the NPPF is a 'presumption in favour of sustainable development', which provides that areas should meet their own objectively assessed development needs, unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

1.3.3 However, this provision does not apply in certain places where development is restricted because the area is considered to be particularly sensitive to development. This restriction includes Areas of Outstanding Natural Beauty (AONBs) such as the Forest of Bowland. The NPPF emphasises that great weight should be given to conserving landscape and scenic beauty in AONBs, and that they have the highest status of protection in relation to landscape and scenic beauty. The Neighbourhood Plan has therefore positively sought opportunities to meet the development needs of the local area in the context of the very high priority given to the protection of landscape character in the AONB.

The Lancaster District Local Plan

1.3.4 The relevant parts of the Lancaster Local Plan are:

- I. **The Lancaster District Core Strategy (2008)**, which sets out the overall development strategy and vision for the District. It identifies the AONB as a key element of the District's environmental capital. The overall policy of urban concentration also identified the village of Wray as a sustainable location for development to meet local needs.
- II. **The Lancaster District Development Management Policies (2014)**, which sets out policies used to help determine planning applications in Lancaster District. It identifies the

³ A revised NPPF was published in July 2018 (<https://www.gov.uk/government/collections/revised-national-planning-policy-framework>), but local and neighbourhood plans that were submitted for examination in or before January 2019 were tested against the 2012 NPPF (<https://www.gov.uk/government/publications/national-planning-policy-framework--2>).

village of Wray as a sustainable settlement in which it is appropriate for some development to take place.

- III. **The Arnside and Silverdale Area of Outstanding Natural Beauty (AONB) Development Plan Document (DPD) Submission Version (February 2018).** This document sets out the overall strategy for development within the AONB, including the identification of sites for housing. The DPD is now at an advanced stage and deals with similar issues that arise in the area of the Forest of Bowland AONB that lies within Lancaster District. Therefore, for the sake of consistency in the District's two AONBs, the Neighbourhood Plan draws strongly on its approach.
- IV. **Saved policies of the Lancaster District Local Plan (2004).** Lancaster City Council has submitted two documents for examination which will form the basis of the **new Local Plan** for the district. These are the **Strategic Policies and Land Allocations DPD**⁴ for the whole District (excepting the Arnside & Silverdale AONB), and an update to the **Development Management DPD**⁵. The City Council recognises that Neighbourhood Plans are being developed in a number of areas within the District and has not allocated specific sites within these areas. The Council expects, via the Neighbourhood Plan process, the respective Parish Councils to proactively and positively plan for housing growth within their communities. In drafting this NP, full weight has been given to the adopted documents noted at (I), (II) and (III) above whilst significant consideration has been given to the emerging documents as the best representation of the Council's current thinking.

The Forest of Bowland AONB Management Plan

1.3.5 The AONB Management Plan is a statutory document. It was prepared by the AONB Partnership led by the Joint Advisory Committee comprising county councils, district councils, government agencies, representatives of landowners and other interests. The Management Plan itself is not part of the statutory Local Plan for the area but it is a material consideration in making planning decisions.

1.3.6 The current Management Plan runs from April 2014 to March 2019. It outlines an integrated vision for future development of the AONB based on the highest level of shared aspirations for the area, taking into account relevant international, national, regional and local policies. The NP aims to complement the Management Plan to help deliver its vision of an outstanding landscape, resilient and sustainable communities, and a strong connection between people and the landscape.

1.4 Plan Preparation

1.4.1 The Wray with Botton Neighbourhood Plan has been prepared in accordance with the Localism Act 2011, the Neighbourhood Planning (General) Regulations 2012 ("the Regulations"), the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2003 and EU Directive 2001/42 on Strategic Environmental Assessment.

1.4.2 In order to prepare the Plan, the Parish Council first had to establish the Area and make arrangements for decision making and undertaking the work. This included setting up a working group and sub-groups for specific areas and themes. Wray with Botton has been fortunate enough to be able to draw on local expertise in a variety of specialist areas

⁴ Submission Version May 2018

⁵ Submission Version May 2018

in the form of volunteers. It also decided that it would need independent specialist help at certain points in the Plan-making process. To this end it established a budget including grant made available by the Government specifically for the purpose of producing Neighbourhood Plans. It was also able to access other support from Lancaster City Council including planning advice, preparation of plans and diagrams, screening exercises for Sustainability Appraisal under the Strategic Environmental Assessment Directive and Habitats Assessment, legality checking etc. and has engaged with the AONB Unit and many other bodies through a wide ranging consultation process.

1.5 Community Engagement

1.5.1 Community engagement and consultation lies at the heart of the neighbourhood planning process. A questionnaire distributed to all households in October 2014 sought comments on the proposed plan boundary and to identify residents' current concerns. The responses were used to develop the vision and objectives for the plan and as a basis for discussions with a number of community groups in February and March 2015. The groups engaged included Wray Endowed Primary School Governors and Senior Leadership Team, Wray School Council (elected body of pupils), Wray Pre-school, Wray Youth Group, Holy Trinity Church, Wray Methodist Chapel, the Women's Institute and Wray Scarecrow Festival & Fair Committee. At the same time, a large number of other statutory bodies and agencies were consulted to identify issues which needed to be taken into account in drafting the plan.

1.5.2 As housing was a clear concern for many respondents, a Housing Needs Survey was carried out in March 2015. This achieved a response rate of 58.6% which is an excellent result for this type of survey. This was followed up in April 2015 with a questionnaire distributed to all households which sought residents' opinions on a number of issues including aspects on quality of life, housing and development, jobs and the local economy and protection of the environment. During the 2015 Scarecrow Festival and Wray Fair, visitors to the village were also invited to give their views on what they thought about the area. All this work was brought together at a public open day in July 2015 when the results were shown and further comment invited. In addition, the local community monthly news sheet, the Wrayly Mail, has been used throughout the development of the plan to keep the community informed of progress. A further public open day was held in March 2017 to show the progress made with drafting the Neighbourhood Plan, including the Housing Needs Survey Report, the draft Landscape Appraisal Report and the emerging results of the site selection and assessment process. All landowners of sites selected for assessment have been consulted and appraised of the outcome of those assessments. General support for the approach and outcomes identified has been noted.

1.5.3 Between 30 September and 10 November 2017 Wray with Botton Parish Council undertook a statutory 6-week consultation on Pre-submission Version 3 of the Plan. Feedback, suggestions and comments have been carefully considered and where appropriate amendments have been made to the Plan accordingly. The comments received and the changes made are recorded in the **Consultation Statement**, available on the City Council's planning website under Wray Neighbourhood Plan. The Consultation Statement contains details of all engagement with the community and others in preparing this Plan.

1.6 Local Authority & Infrastructure Providers Engagement

1.6.1 It has been critical to engage with the Local Authority, Lancaster City Council, throughout the process as once the Plan has passed the Referendum it will form part of Lancaster City Council's Local Plan and any planning applications made for development in Wray with Botton from that point on will then be judged against the Neighbourhood Plan and other relevant Development Plan Documents.

1.6.2 Preparation of the Plan was happening at the same time as Lancaster City Council's Local Plan was evolving. As the Neighbourhood Plan has to be in general conformity with the Strategic Policies of the Local Plan, this made it even more important to maintain a good dialogue with Lancaster City Council throughout the process. In addition, Lancaster City Council has been able to help in a variety of ways in accordance with the Duty to Support in the Localism Act.

1.6.3 Infrastructure providers were consulted at an early stage of plan preparation. None of those who responded identified particular concerns or restraints other than the Environment Agency who drew attention to the Flood Zones within the plan area. Lancashire County Council as Highway Authority was unable to provide resources to comment on matters of access as part of the site assessment process. At the request of Lancaster City Council, the Highway Authority provided brief comments⁶ in January 2018. These comments together with the lengthy experience and professional expertise available within the Neighbourhood Planning Group have been used to validate the site assessment. Infrastructure providers were consulted again on the Pre-Submission Version 3 and no comments were received that required any significant changes to be made.

1.7 Strategic Environmental Assessment/Habitats Directives

1.7.1 The Neighbourhood Plan has to be assessed under Sustainability Appraisal (SA) to ensure it contributes to sustainable development. This is required by the Strategic Environmental Assessment (SEA) Directive⁷. An assessment is also required under the Habitats Regulations⁸.

1.7.2 Once Wray with Botton decided on their Vision and Objectives they submitted these to Lancaster City Council for Strategic Environmental Assessment and Habitats Regulations Directives Assessment screenings. The initial screenings concluded that there was insufficient information available to determine whether assessments would be required. When the Neighbourhood Plan reached pre-submission stage Version 2, it was submitted to Lancaster City Council for further screening. The results are provided in Appendix 6. The Strategic Environmental Assessment screening concluded that it is unlikely that the Neighbourhood Plan would result in a significant environmental effect. The Habitats Regulation Assessment Screening Report identified four policies requiring

⁶ Email from David Bloomer (Lancashire CC) to Paul Hatch (Lancaster CC) 24 January 2018

⁷ Directive 2001/42/EC of the European Parliament and of the Council on the assessment of the effects of certain plans and programmes on the environment

⁸ Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora. The Directive is primarily transposed in England under the Conservation of Habitats and Species Regulations 2010 (the Habitats Regulations).

amendments to their wording to clarify that there would be no likely significant effects on designated sites as a result of their implementation - these amendments were purely to improve clarity and did not relate to mitigation measures. These policies were subsequently amended to satisfy this recommendation and acknowledged at pre-submission stage Version 3. No significant changes have been made after this stage which would require further screening to be necessary.

1.7.3 As a result of concerns raised by the plan's independent Examiner, the City Council undertook additional Heritage Impact Assessments for a number of proposed allocations within the Plan in late 2018 (Appendix 11). Whilst noting potential for impacts the assessments provide guidance on how these can be minimised and how through development heritage assets could be protected for future generations. This work has informed the conclusions of the SEA screening assessment and confirms the City Council's original conclusions that the Plan would be unlikely to result in significant environmental effects.

1.8 Area Designation

1.8.1 One of the first actions in the production of the Neighbourhood Plan was to define the Plan Area and have it officially designated by Lancaster City Council.

1.8.2 Wray with Botton Parish Council was interested in issues that could affect large parts of the Parish area and as such it decided to have the whole of its area designated as the Neighbourhood Plan Area.

1.8.3 The Area was submitted to Lancaster City Council for Designation on 11 November 2014 and, after a 6 week statutory consultation period run by Lancaster City Council, the area was designated on 20 February 2015.

Wray with Botton Neighbourhood Area



1:50,000@A3 Date: 14/11/2014

© Crown copyright. All rights reserved, Lancaster City Council 100025403

Adopted Version - July 2019

1.9 Structure of the Neighbourhood Plan

The document is split into six sections:

Section 1 is this introduction. It tells you what the Neighbourhood Plan is, how it was prepared and how it fits into National and Local planning policy.

Section 2 provides a description of the NP area and background information on the history and character of the village of Wray

Section 3 sets out the Vision and Objectives for the NP.

Section 4 sets out the policies through which the vision and objectives will be delivered and includes proposed allocation of sites for development.

Section 5 considers the monitoring and implementation of the NP

The Appendices are contained in separate documents

SECTION 2 Wray with Botton

2.1 Overview of the Plan Area

2.1.1 The rural parish of Wray with Botton in the City of Lancaster lies in the Forest of Bowland Area of Outstanding Natural Beauty (AONB). It is about 14.5 km (9 miles) long and up to 2.3 km (1.5 miles) wide, comprising the small village of Wray surrounded by agricultural land used for grazing cattle and sheep and a sparsely populated, largely upland area of open countryside to the south bounded to the east by the River Hindburn.

2.1.2 The village, most of which is within a Conservation Area and where most of the population live⁹, is tucked away at the confluence of the Rivers Roeburn and Hindburn at the point where they flow out from their steep-sided wooded valleys into the floodplain of the Lune Valley. Steeped in history, characteristics of this pretty and much-visited community include a one-deep (linear) Medieval street pattern with little development beyond and distant views out to surrounding landscape.

2.1.3 There is a strong tradition of community spirit and action involving people from the fells and the village working together. Local people have embraced change, most recently as part of the vanguard for community-owned Broadband for the Rural North (B4RN) Ltd, a professionally designed, high-speed and world-class fibre optic broadband network serving homes in the parish¹⁰.

Key Statistics

Dimensions About 14.5 km (9 miles) in length by up to 2.3 km (1.5 miles) wide

Area 2171 ha¹¹ all within the Forest of Bowland AONB

Population 532¹²

Households 222¹³ Note that all bar 20–25 dwellings are located in and around the village. More than 90 percent are permanent residences, rather than holiday/second homes¹⁴

Listed Buildings 44 (28 within the Wray Conservation Area) (Ref) In addition to the Listed Buildings, significant numbers of buildings have been identified as Buildings of Special Character

Businesses 44¹⁵ These range from farming to therapy. Many are sole proprietors or employ only small numbers of part-time staff or contractors

⁹ Housing Needs Survey Report, 2015

¹⁰ See <https://b4rn.org.uk/> (accessed 16/1/17)

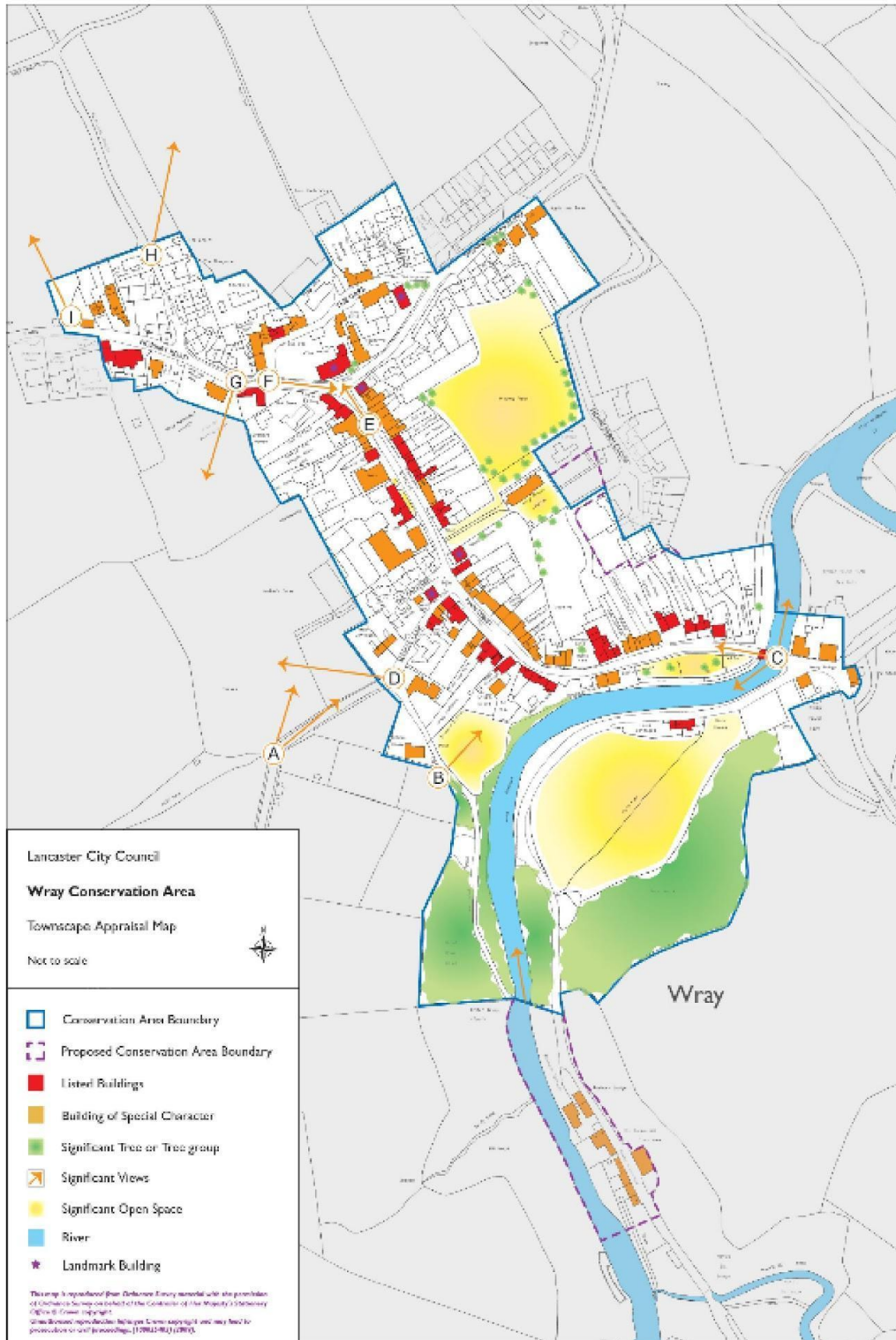
¹¹ Office for National Statistics

¹² Census, 2011

¹³ Census, 2011

¹⁴ Housing Needs Survey Report, 2015

¹⁵ Wray Business Survey, 2015



Map Wray Conservation Area¹⁶

¹⁶ Wray Conservation Area Appraisal (Lancaster City Council December 2009)

2.2 Historical context

2.2.1 The name Wray derives from the old Scandinavian word ‘wra’, a nook or corner denoting a remote valley or isolated place. The village was established in about 1200 by the Lord of Hornby Castle, and at that time it was an agricultural settlement:

A double set of homesteads faced each other across what became the village street, which turned a sharp corner as it approached the Roeburn, and continued downhill to a convenient crossing place at the bottom¹⁷

2.2.2 That basic layout on Main Street still forms the heart of the village. In the 17th century local Quakers refused to pay agricultural tithes to the established church, leading the population away from agriculture to industry. By the 19th century the village had become a centre of hat, nail and bobbin making. Many vernacular cottages survive from the 17th and 18th centuries, often identified by prominent date stones, and their close proximity to each other is distinct:

Its [Wray’s] old appearance can be seen in a village such as Arkholme, a single street of well-spaced yeoman houses. At Wray the spaces were rapidly filled in, a map of the 1770s already showing almost no gaps¹⁸

2.2.3 During this time the crossing place, originally a ford, was replaced by a stone bridge (late 18th century). Additional buildings ‘with great architectural pretension’¹⁹ date from the 19th century, and architectural historian Nikolaus Pevsner describes Main Street as ‘a specially pretty village street with the houses as continuous terraces...’

2.3 Present character

2.3.1 Place

2.3.1.1 The parish is fully contained within the Forest of Bowland AONB and, as would be expected, is strongly characterised by any description of that landscape. As noted in the Housing Needs Survey Report²⁰, all the factors used in the designation of the AONB can be seen in different parts of the parish. These include²¹ the

- *Grandeur and isolation of the upland core*
- *Steep escarpments of the Moorland Hills*
- *Undulating lowlands*
- *Serenity and tranquility of the area*
- *Distinctive pattern of settlements*
- *Wildlife of the area*
- *Landscape’s historic and cultural associations*

¹⁷ Garnett E. 2002. The Wray Flood of 1967: Memories of a Lune Valley Community. Volume 47, Centre for North-West Regional Studies, Lancaster University

¹⁸ Garnett E, 2002

¹⁹ Wray Conservation Area Appraisal. 2009. Prepared by The Conservation Studio for Lancaster City Council

²⁰ Housing Needs Survey Report, 2015

²¹ Forest of Bowland AONB Management Plan 2014-19

2.3.1.2 Within this, the Wray Conservation Area Appraisal²² contains considerable detail about what makes Wray a unique village within the AONB: much of it is a designated Conservation Area. Features include its location and setting, historical development, character and appearance, and buildings (e.g. see Box 2.3.1). Particularly relevant to the present document include the

- *Rural setting of the village between [the] Forest of Bowland and the Lune Valley*
- *Distinctive linear village street pattern [i.e. one-deep] with little backland development*
- *Distant views out of the conservation area to surrounding rural landscape, to Hornby Castle and along the River Roeburn*

2.3.1.3 The number of Listed Buildings in the Conservation Area (28) is noted to be high for such a small settlement, and these together with Buildings of Special Character comprise almost all the buildings on Main Street.

Wray Conservation Area Appraisal summary of special interest

- *Origins as a planned and planted medieval village established as a farming community in the 12th century*
- *Distinctive linear village street pattern with little backland development*
- *Rural setting of the village between [the] Forest of Bowland and the Lune Valley*
- *Located on land rising from the Roeburn valley just west of the confluence of the Rivers Hindburn and Roeburn*
- *Significant number of dwellings that survive from the late-17th to late-19th centuries*
- *Distant views out of the conservation area to surrounding rural landscape, to Hornby Castle and along the River Roeburn*
- *Views of historic buildings within the conservation area, notably landmark buildings such as Wray House and Windsor House which hold prominent positions at the north end of Main Street*
- *Architectural and historic interest of the area's buildings, including 28 listed buildings*
- *Varied townscape of vernacular historic buildings that follow the sinuous curves of Main Street, as it climbs from the valley of the River Roeburn*
- *Prevalent use of locally quarried building stone for walling, roof slates and boundary walls*
- *Features and details that contribute to local identity e.g. small areas of cobbled stone floorscape, decorative date stones and the Queen Victoria Jubilee lamp*
- *The Flood Garden, site of houses demolished in the flood of 1967, wherein lies a commemorative cobblestone mosaic designed by Maggy Howarth*
- *Trees, particularly in the southern part of the conservation area beside the Roeburn and Bank Wood, a steep backdrop to the conservation area*
- *The River Roeburn and Wray Bridge (1780), listed grade II*

²² Wray Conservation Area Appraisal, 2009

2.3.1.4 To supplement the existing information on the special qualities of the area and to focus on the setting of the village of Wray, a Landscape Appraisal²³ by Alison Farmer Associates was commissioned which reviews previous appraisals and defines eight Local Character Areas. This character assessment helps bridge the current gap between the wider AONB Landscape Character Assessment and the Conservation Area Appraisal. The Landscape Appraisal identifies the special qualities of the village to conserve and enhance and the changes to avoid. The plan showing the village character and analysis is shown on the following page.

2.3.2 People

2.3.2.1 Wray village and the surrounding area have a recent history of proactive community development activity, with local people able to look forward and act for the benefit of all. For example²⁴:

Community spirit is a difficult thing to pin down, but everyone agrees that Wray has it more than most villages, and that it has grown over the years in a spiral of cause and effect. Not many places with 500 inhabitants could have generated the Scarecrow Festival and Fair which in a warm May can bring somewhere in the region of 30,000 visitors; and not many could have supported the building, in the year 2001, of two extra classrooms on to a school with fewer than fifty children.'

2.3.2.2 More recently, Wray was a key centre in setting up and installing B4RN fibre optic broadband in the rural communities to the east of Lancaster poorly served by the national providers. Local volunteers played an active role in extending the core route from Roeburndale into and through the village. The high take up of connections helped put B4RN on a sound commercial footing, and the network now serves over 5,000 properties in the North West and other areas of England. This development is likely to have contributed to the relatively large proportion of new professional, scientific and technical businesses²⁵.

²³ Wray with Botton Neighbourhood Plan: Landscape Appraisal, Alison Farmer Associates 2017

²⁴ Garnett E, 2002

²⁵ Wray Business Survey, 2015



2.4 Planning Constraints

2.4.1 Two plans included at Appendix 4 indicate the most significant constraints in terms of national, county council and district council designations. These include the Forest of Bowland Area of Outstanding Natural Beauty which covers the whole of the Neighbourhood Plan area; the Bowland Fells Special Protection Area which covers a significant area in the south of the Parish; Flood Zone 3 which is of particular importance in the vicinity of the Rivers Roeburn and Hindburn where they pass through the village of Wray, and the Wray Conservation Area.

2.4.2 Immediately adjacent to the east of the village of Wray, a significant area of land is subject to an agreement under S106 of the Town and Country Planning Act 1990 between J R and PD Holt (the land owners), Lancaster District Council, G & J Developments and National Westminster Bank plc. A copy of the agreement is included at Annex 3 to Appendix 3 Site Selection and Assessment. Under the agreement, the land owners undertake not to erect any further dwellings or replacement agricultural buildings on the agricultural land beyond the development of 8 dwellings on the east side of what is now Home Farm Close. The area concerned is shown on the Proposals Map Sheet 2 Inset Plan Wray Village.

2.4.3 The Parish Council requested that the agreement was negotiated due to the importance it attached to this area of historic meadowland sloping down to the river flood plain and its landscape value in establishing the setting of the village of Wray. Together with historic meadowland and strip fields to the north of the village, the agreement illustrates the importance the Parish Council has accorded to the conservation of the landscape and will continue to accord when it comes to the determination of local planning applications.

Section 3 VISION AND OBJECTIVES

3.1 Vision

3.1.1 The vision for the Wray with Botton Neighbourhood Plan needs to reflect and supplement the AONB Management Plan vision, the Local Plan vision and national policy²⁶, as well as the evidence gathered from consultation with the local community. Based on engagement with the Community and the key issues identified, Wray with Botton Neighbourhood Development Plan's Vision for 2031 is as follows:

Development will be managed in the Neighbourhood Plan area in a way that meets the needs of the local community allowing them to continue to live, work and enjoy a high quality of life in an area that creates a strong sense of place.

Wray with Botton will support high-quality sustainable development to meet local needs which enhances the local distinctiveness of its character and respects its setting within the landscape of the Forest of Bowland AONB.

Sustainable development will be managed within the Parish for the benefit of its residents, businesses and wildlife, maintaining and enhancing its character and respecting its setting within the landscape. Agriculture and wild places will remain valued features of local life.

Success will mean Wray with Botton continues to be a small, vibrant, rural community encouraging prosperity for residents and local businesses alike whilst conserving its natural assets.

Reasoned Justification

3.1.4 The vision has been subject to much discussion both within the neighbourhood planning group and the wider community through consultation. It encompasses the key strands of local distinctiveness and the established high quality of life created by a vibrant community living in harmony with its special surroundings. The community supports sustainable development provided it will enhance and not harm the strong sense of place.

3.2 Objectives

3.2.1 To achieve this Vision, the following Objectives should be met:

(I) Development conserves and enhances the existing built environment and the landscape of the Forest of Bowland AONB in terms of its character, heritage and scale

(II) Development is designed to a high standard, and within the village of Wray to sustain and enhance the Conservation Area at its core

²⁶ See Appendix 1 for details

- (III) The local housing needs are met by providing homes of the right type, size and tenure in the most suitable places
- (IV) Priority is given to new development on previously developed land and the reuse of existing buildings
- (V) Local suitable business initiatives for live/work, agricultural diversification and small-scale facilities for tourism and enterprise are encouraged and strengthened
- (VI) Development safeguards and enhances the natural environment, preserving wildlife habitats and green spaces, and respecting the importance of the setting within the AONB
- (VII) Development supports and enhances leisure, cultural and sporting activities within the Parish
- (VIII) Parking and pedestrian, cycle and equestrian routes are improved to promote safety and community well-being for access to local services and leisure

Reasoned Justification

3.2.2 As is the case for the vision, the objectives for the Wray with Botton Neighbourhood Plan need to reflect and supplement national policy, the objectives of the Forest of Bowland AONB Management Plan, the Local Plan, national policy and the evidence gathered from consultation with the local community. The objectives expand on the vision, giving it substance and showing how it will be achieved. In turn, the objectives lead on to the specific policies which will deliver them.

3.2.3 Objectives (I) and (II) establish the overall strategy putting the emphasis on development which is compatible with the aims and objectives of the Forest of Bowland AONB and ensuring that the main settlement of Wray maintains its local distinctiveness.

3.2.4 Objectives (III) and (IV) seek to deliver the housing needs of the area in a sustainable way making best use of previously developed land and existing buildings in the same way that has helped the village grow in the past in a way which maintains the strong sense of place and community cohesion.

3.2.5 Objective (V) seeks to support a strong rural economy seeking innovation and encouraging diversification to meet changing times.

3.2.6 Objective (VI) recognises the adverse impacts that can occur where development fails to take account of its surroundings and sets a high value on the natural assets which support the designation of the Forest of Bowland AONB.

3.2.7 Objective (VII) refers to the leisure, cultural and sporting activities of the area. These are many and varied from athletics to shooting, the scarecrow festival, community-led societies, active places of worship and places to relax and enjoy social company. They

take place in a wide variety of community assets and places. The objective aims to support their retention and enhancement wherever possible.

3.2.8 Whilst recognising that significant improvement of public transport or highway infrastructure is unlikely, nevertheless there is the potential to encourage small scale improvements particularly to reduce the conflict between non-motorised users and vehicles within the village of Wray and to improve the footpath and cycleway network to promote safety and community well-being. Objective (VIII) seeks to support this.

Section 4 POLICIES AND GUIDANCE

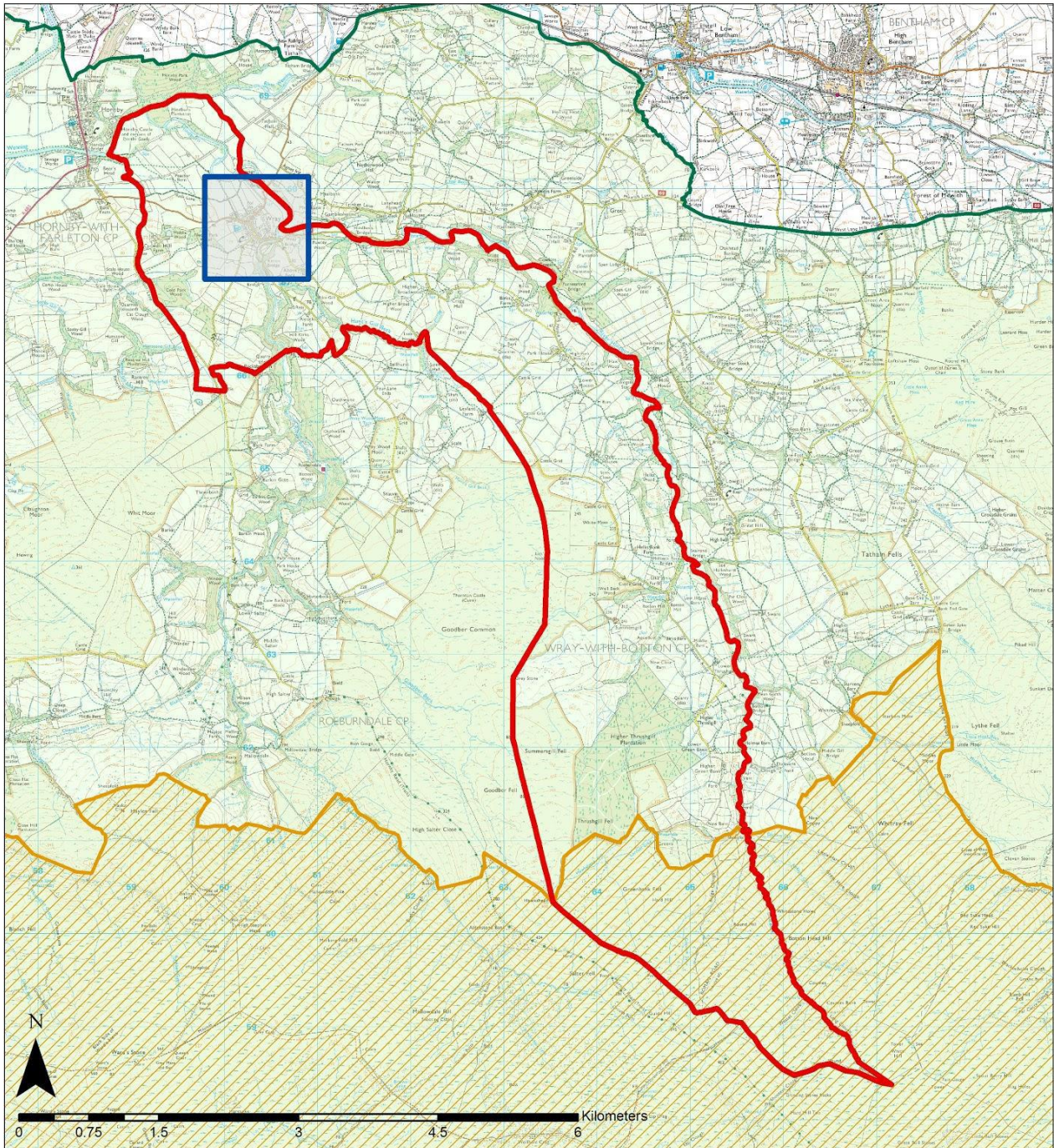
4.1 Policy Development

4.1 The Neighbourhood Plan Group developed policies by looking at each of the identified objectives in turn and considering the extent to which additional planning policies, allocations and guidance over and above those already in the existing Lancaster City Development Plan, the emerging Local Plan and the Forest of Bowland Management Plan, could help achieve them. It then drafted policies accordingly, consulting with Lancaster City Council's planning officers to ensure that the wording would be as effective as possible.





4.2 List of Policies & Proposals Maps

	Policy Name
Reference	OVERALL STRATEGY
OS1	DEVELOPMENT STRATEGY
OS2	LANDSCAPE
	BUILT ENVIRONMENT
BE1	DESIGN
BE2	LOCAL DESIGN PANELS
	HOUSING
H1	HOUSING DEVELOPMENT
H2	HOUSING PROVISION
	RURAL ECONOMY
RE1	ECONOMIC DEVELOPMENT
	NATURAL ENVIRONMENT
NE1	CONSERVATION AND ENHANCEMENT OF THE NATURAL ENVIRONMENT
NE2	LOCAL GREEN SPACE
NE3	HISTORIC ENVIRONMENT
	COMMUNITY
COM1	COMMUNITY ASSETS AND LOCAL SERVICES
	TRANSPORT AND INFRASTRUCTURE
TRA1	INFRASTRUCTURE FOR NEW DEVELOPMENT

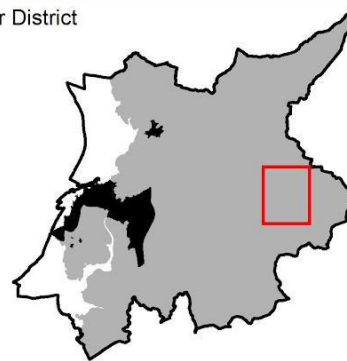
The following Proposals Maps show which areas of land have been allocated for which uses and provide a visual representation of the plan policies.



Proposals Map
*Sheet 1: Wray with Botton
Neighbourhood Plan Area*

-  Wray with Botton Parish Boundary
-  Sheet 2 Extent
-  Bowland Fells Special Protection Area
-  Forest of Bowland AONB

Lancaster District



Map produced by Lancaster City Council © Crown copyright and database rights 2017 Ordnance Survey 100025403.



Proposals Map
Sheet 2 Inset Plan Wray Village

Legend

Wray NPA Boundary

Allocated Sites

- Housing, 1-5 years
- Housing, 6-10 years
- Commercial, Suitable, Potential
- Local Green Space
LG1 - School Field
LG2 - Flood Gardens

Constraints

- Key Views
- Listed Buildings
- Conservation Area
- Section 106 Agreement
- Flood Zone 2
- Flood Zone 3
- Public Rights of Way:**
 - Bridleway
 - Footpath

Community Assets

1. Wray-with-Botton Endowed Primary School
2. Wray Institute
3. Wray Holy Trinity Church
4. Wray Methodist Chapel
5. Former Friends Meeting House and Grounds
6. Post Office and Village Shop
7. The George and Dragon Public House
8. Wray Pre-School Forest School
9. Allotments
10. Bridge House Tea Rooms and Garden Centre

Map produced by Lancaster City Council © Crown copyright and database rights 2019 Ordnance Survey 100025403.



4.3 Overall Strategy

4.3.1 A key reason for preparing the Neighbourhood Plan is to place development more clearly in the context of the primary purpose of the Forest of Bowland AONB - to conserve and enhance the natural beauty of the area - and to put this purpose at the heart of planning within the plan area. The first two policies aim to establish this purpose at the heart of the overall approach.

Policy OS1: - Delivering Sustainable Development

A landscape capacity-led approach to development will be taken in the Neighbourhood Plan area. Great weight will be given to the principle of conserving landscape and natural beauty, wildlife and cultural heritage in the AONB.

All development should be sustainable, consistent with the primary purpose of AONB designation²⁷ and support the Special Qualities of the AONB as set out in the AONB Management Plan.

Development within the village of Wray²⁸

To promote a vibrant local community and support services, small scale growth and investment will be supported within the village of Wray where it closely reflects identified local needs and conserves and enhances the local landscape and settlement character, historic environment, heritage assets and their settings.

Development on the edge of and outside the village of Wray

Development proposals on the edge of and outside the village will be treated as exceptions and will be permitted only where they demonstrate that:

(I) there would be no adverse impact on the historic environment, heritage assets and their settings, or landscape character, and that:

(II) there is an essential need for a rural location: or

(III) it will help to sustain an existing business, including farm diversification schemes; or

(IV) it contributes to the meeting of a proven and essential housing need in that location;

²⁷ As set out in the National Parks and Access to the Countryside Act 1949; confirmed by Section 82 of the Countryside and Rights of Way Act 2000:

- The primary purpose of the designation is to conserve and enhance natural beauty
- In pursuing the primary purpose of the designation, account should be taken of the needs of agriculture, forestry and other rural industries and of the economic and social needs of local communities. Particular regards should be paid to promoting sustainable forms of social and economic development that in themselves conserve and enhance the environment.
- Recreation is not an objective of the designation but the demand for recreation should be met insofar as this is consistent with the conservation of natural beauty and the needs of agriculture, forestry and other uses.

²⁸ For the purposes of this Plan the village of Wray is defined by existing development accessed from Main Street, Wennington Road, Hornby Road and Millhouses Road to the village boundary signs (not Parish boundary), The Gars and Gars End, Lane Head and Kiln Lane to the edge of development, Duck Street, Home Farm Close, The Orchard, School Lane to the village boundary sign, Helks Brow from its junction with Main Street for a distance of about 50m and Harterbeck from its junction with Main Street as far as Hunts Gill. Agricultural land adjacent to these streets is excluded unless otherwise identified as an Allocated or Suitable Site for housing in this Neighbourhood Plan.

or

(V) it represents a sensitive and appropriate reuse, redevelopment or extension of an existing building.

A landscape-capacity led approach

4.3.2 The primary purpose of the AONB designation is to conserve and enhance the landscape and natural beauty of the area. It is therefore entirely appropriate that the Development Strategy identifies a landscape-capacity led and criteria-based approach to development consistent with this primary purpose and the Forest of Bowland AONB's Special Qualities. A strategy that did not put the conservation and enhancement of the landscape central to the approach to development would compromise the primary purpose and undermine the national designation and the value of the AONB in the national interest. Where a development proposal would create conflict between the primary purpose of the AONB and other uses of the AONB, greater weight will be attached to the purpose of conserving and enhancing the landscape and natural beauty of the AONB.

4.3.3 Within the Neighbourhood Plan area, the landscape-capacity led approach will enable the village of Wray to meet its local development needs and those of the wider Parish while continuing to conserve the natural beauty, character and Special Qualities of the AONB. The Neighbourhood Plan recognises the need for new development, especially housing, to maintain a thriving local community. It allocates sufficient land for housing to meet its local needs and sets out policies to manage applications that may come forward on unallocated sites to ensure that development contributes to the social, economic and environmental sustainability of the Neighbourhood Plan Area.

Objectively Assessed Needs

4.3.4 An important part of Lancaster City Council's District-wide plan preparation is the identification of objectively assessed housing needs (OAN). This includes needs for affordable housing, but also any needs for other housing types, including open market housing. When the Local Plan is submitted for examination, the Government Inspector will consider very closely whether and how it is meeting evidenced needs. Although Lancaster City Council District is refining its identified level of need, the figure represents the position across the whole of the District. It is difficult to apportion a figure specific to either the area of the AONB within Lancaster City or the Parish of Wray with Botton. OAN calculations are district-wide assessments and there are difficulties in calculating an OAN for smaller areas such as individual parishes.

4.3.5 Given the difficulties in apportioning the OAN, and the emphasis on the capacity of the landscape to accommodate development within the AONB, Lancaster City and South Lakeland District Councils have concluded, taking advice from relevant Counsel and organisations such as the Planning Advisory Service, that it is not necessary to identify a specific housing requirement for the Arnside and Silverdale AONB. In the AONB, the priority should be to meet identified affordable and other local housing needs within the capacity of the landscape. Similarly this same reasoning can be applied to development within the Forest of Bowland AONB and has been adopted for the purpose of this Neighbourhood Plan.

4.3.6 A Housing Needs Survey²⁹ was carried out as part of the preparation of this Neighbourhood Plan. All households were given the opportunity to take part and an excellent 58.6% return was achieved. The survey found that the main affordable need for the 5 year period to 2020 is for 1 or 2 bed houses to buy at discounted prices (4 units) followed by 3+ bed houses to buy at discounted prices (2 units) and Sheltered Housing (1 unit for rent and 1 unit to buy at a discounted price) and 1 requirement for a 3+ bed house to rent. Other needs identified could be met on the open market. Whilst it will be necessary to review and revise this information periodically over the course of the 15 year plan period, it was concluded that there was no pressing demand within the parish for significant numbers of new dwellings. The implementation of existing planning permissions (10 dwellings) and the opportunities for further infill in the village of Wray over the plan period would be likely to provide sufficient dwellings to meet local need and make a contribution towards growth and needs identified in the Lancaster City District as a whole.

4.3.7 In line with the landscape-capacity led approach, no target has been set for the amount of development to be achieved as this would require a particular quantum of development to be delivered regardless of its impacts upon the protected landscape. Instead, the Development Strategy ensures that only development that can be accommodated without harm to the AONB's primary purpose will be permitted, whilst maintaining a positive approach, recognising that appropriately located and designed development can contribute to conserving and enhancing the landscape and settlement character, including where opportunities for regeneration and redevelopment can be delivered.

Major Development

4.3.8 National planning policy does not allow major new development in Areas of Outstanding Natural Beauty except in exceptional circumstances, because of the likely harm it would cause to the nation's long-term interest of conserving these places. Proposals are subject to the most rigorous examination and have to demonstrate that they are genuinely in the nation's interest if they are to proceed.

4.3.9 Whether a proposed development constitutes major development will be a matter for the relevant decision taker. Major development in the Neighbourhood Plan Area is defined as development that has the potential to have a serious adverse impact on the landscape, wildlife, cultural heritage or Special Qualities of the AONB because of its scale, form, character or nature. Examples may include quarrying, medium and large scale housing development, commercial development that is out of keeping with the landscape, caravan sites, new roads, tall vertical structures and high voltage overhead power lines. The intimate nature of the AONB landscape means that even smaller-scale development proposals may be considered to be 'major' depending on the context. Development may have the potential to have a significant impact on the qualities of an AONB whether it is located inside or adjacent to its boundary.

4.3.10 The majority of development proposals in the AONB are modest in scale. However, it is important that where proposals for larger developments are put forward, they are properly and fully considered in line with national policy and in the context of the AONB

²⁹ See Appendix 2: Housing Needs Survey Report 2015

designation.

4.3.11 The redevelopment of a brownfield site may offer opportunities to enhance the AONB, and may often be preferable in other ways to the development of greenfield sites. However, brownfield status is one factor to be taken into account amongst many, including in the context of making judgements about whether a proposal constitutes major development, and does not provide justification to ignore or reduce the weight given to policy requirements or factors such as the landscape impacts of the specific proposals, the biodiversity value of the brownfield site, or the historic environment, heritage assets and their settings.

Policy OS2 - Landscape

Development proposals will be required to demonstrate how they conserve and enhance the landscape and natural beauty of the area. Proposals should not have an adverse effect upon the landscape character or visual amenity of the AONB or its setting.

Development proposals will be supported where they:

- (I) take into account the AONB Landscape Character Assessment, and other relevant evidence including but not limited to the Wray Conservation Area Appraisal, and the Wray with Botton Neighbourhood Plan Landscape Appraisal; and
- (II) reflect the rural nature, historic character and local distinctiveness of the area including settlement character and separation, local vernacular traditions and building materials and native vegetation/planting; and
- (III) respect visual amenity, views within, into or out of the Neighbourhood Plan Area (including but not limited to those shown on the Proposals Map), tranquility, dark skies, and the sense of space and place, avoiding the introduction of intrusive elements, or compromise to the skyline or settlement separation; and
- (IV) take full account of the cumulative and incremental impacts of development having regard to the effects of existing developments (including unintended impacts and impacts of development that has taken place as a result of Permitted Development Rights, licensing or certification) and the likely further impacts of the proposal in hand; and
- (V) include a landscape assessment; the level of detail of which should be proportionate to the scale of the proposal and the level of impact of the proposed development on the landscape. For larger or otherwise more sensitive sites or schemes, this will require a Landscape and Visual Impact Assessment (LVIA) undertaken by a qualified professional to Landscape Institute standards, showing how impacts may be minimised or mitigated.

4.3.12 The Forest of Bowland AONB benefits from the highest status of protection in relation to landscape and scenic beauty and great weight will be given to conserving the landscape in considering development proposals. The southern area of the Neighbourhood Plan Area includes the Bowland Fells Special Protection Area (SPA), an internationally designated site. Any development proposals which could impact on this site will be subject to the requirements of Policy DM27: The Protection and Enhancement of Biodiversity in the Local Plan for Lancaster District 2011-2031 Development management DPD or its successor policy in the emerging Local Plan.

4.3.13 The Forest of Bowland was designated as an AONB in recognition of its landscape attributes characterised by the grandeur of the upland core; the steep escarpment of the Moorland Hills; the undulating lowlands; the visual contrasts between each element of the overall landscape; the serenity and tranquility of the area; the distinctive pattern of settlements; the wildlife; and the landscape's historic and cultural associations. Although it forms only a portion of the overall AONB, Wray with Botton Parish includes many of these characteristics. The Wray with Botton Neighbourhood Plan Landscape Appraisal includes a detailed analysis of setting of the village and identifies eight local character areas around the village of Wray which help to create a picture of the distinctive places within the existing settlement and how they relate to the adjacent land. This appraisal forms the basis of individual site assessment to determine the sensitivity of each area and its capacity to accommodate housing growth in the context of the village and its setting.

4.3.14 'Natural Beauty' is not just an aesthetic concept and 'landscape' means more than just scenery. The landscape and natural beauty of AONBs is partly due to nature, and is partly the product of many centuries of human modification. Landscape encompasses everything - 'natural' and human - that makes an area distinctive: geology, climate, soils, plants, animals, communities, archaeology, buildings, the people who live in it (past and present) and the perceptions of those who visit it.

4.3.15 The character of the landscape in the Neighbourhood Plan area is a highly valued asset. The wooded valleys and field patterns stretching out to open moorland are defining features. It is the unique combination of elements and features (characteristics) in this area that makes the landscape so distinctive and resulting in a strong sense of place. The AONB is part of the cultural and natural heritage of the nation and if these characteristics are damaged, for example by insensitive development, then that will compromise the primary purpose of the AONB and the enjoyment of the area by the public.

4.3.16 In order to best serve the primary purpose of AONB designation, new development must relate to the established character of the area (as described in the Landscape Character Assessment and the Wray with Botton Neighbourhood Plan Landscape Appraisal) in which it is to be located. It must integrate with its setting and be in keeping with neighbouring buildings and the landscape by appropriate siting, nature, scale, proportion, massing, design, materials and landscaping. It must respect the prevailing proportion of buildings to gardens and green space.

4.3.17 New development can make a positive contribution to the landscape but can also harm it in a number of ways. For example, new features that are uncharacteristic of the landscape may be introduced that detract from the local vernacular building style, intrude into skylines or obstruct or erode important views. Important landscape features such as hedges, drystone walls and mature trees may be damaged or removed. Over time, development can lead to the gradual erosion of local distinctiveness and in a protected landscape of such unique character; this sort of cumulative loss and harm must be avoided in order to serve the primary purpose of AONB designation.

4.3.18 The land at the edge of settlements often forms part of the historic setting of the settlement and can include areas which have cultural importance. Public rights of way can often provide access to these areas and connections to the open landscape of the AONB beyond. They provide key opportunities for green infrastructure in addition to shaping and

maintaining settlement character.

4.3.19 Development has the potential to introduce intrusive and jarring elements into the landscape resulting in adverse impacts on views and visual amenity. How a site, feature, building or view is seen, fitting in with its surroundings, and enjoyed in that context is very important within the AONB. This is a highly valued aspect of the AONB by local residents and is the reason why many visitors come to the AONB. Development proposals within the AONB or affecting its setting will have to demonstrate clearly that they are appropriate to the landscape character type and designation, taking into account the wealth of landscape character evidence and guidance available. Lancaster City Council may require the submission of a Landscape and Visual Impact Assessment (LVIA) undertaken to recognised Landscape Institute standards, and will also expect proposals to have regard to the content of the AONB Management Plan.

4.3.20 When considering the cumulative and incremental impacts of development, developers and decision makers should ask themselves: 'Can the impacts of this development proposal (in the context set out in the policy) on the landscape character and visual amenity be mitigated?' If yes, proceed with drawing up proposal/considering proposal in principle (i.e. subject to all other considerations). If no, modify or refuse permission.

4.3.21 A sense of tranquillity is a special quality of the AONB but is gradually being eroded by increases in noise, activity, traffic and disturbance. The scale and type of new development and level of activity along with journeys to and from a site will affect tranquillity and will be a factor in determining whether or not a proposed development can proceed.

4.3.22 All light pollution, however small, contributes to the general erosion of darkness in the AONB. The spilling of light beyond a site boundary and into the surrounding countryside can be disturbing to wildlife and have an intrusive visual impact. Light pollution contributes generally to the urbanisation of the rural landscape and the loss of darkness in our night skies and should be minimised in any new development.

4.3.23 There are many opportunities to conserve and enhance the special and distinctive character of the AONB landscapes by managing development and supporting the conservation of distinctive landscape features such as in-field trees, hedgerows, dry stone walls and ponds. Proposals will be supported where they remove elements that adversely affect the landscape, such as overhead cables.

4.4 BUILT ENVIRONMENT

4.4.1 The character of the village of Wray is strongly linked to the surrounding landscape. Settlement character is not only shaped by the landscape through use of local materials and topography but also contributes to the landscape through influences of style, construction methods, form, scale, layout and pattern. In order to serve the purpose of both the AONB designation and the Wray Conservation Area, it is crucial to continue this mutual relationship, ensuring that the design of new development contributes fully to conserving and enhancing the landscape and settlement character.

Policy BE1 - Design

For development proposals in the Neighbourhood Plan Area the highest standards of design and construction will be required to conserve and enhance the landscape, built environment, distinctive settlement character and historic, cultural and architectural features.

In addition to design requirements set out in the Local Plan, the design of developments in the Neighbourhood Plan area should be informed by the Wray with Botton Landscape Appraisal (2017) and, where appropriate, the Wray Conservation Area Appraisal (2009) and should:

(I) Respond to the character of the landscape and local built environment including buildings, boundary treatments, open spaces, trees, roofscapes, village layout and have particular regard to the local vernacular, building to plot / green space ratios and to the quality, integrity, character and settings of natural, built and historic features;

(II) Reinforce what is special and locally distinctive about design in the Plan area through the careful consideration of visual amenity, layout, views, scale, height, solid form and massing, proportions, alignment, detailing, lighting, materials used, colours, finishes and the nature of development;

(III) Provide well designed landscape schemes that retain distinctive trees and include new structural planting that contributes to the character and amenity value of the area;

(IV) Ensure that boundary treatments, screening and entranceways reflect local character and context including retention (or appropriate replacement where necessary) of existing features of value such hedgerows, trees, verges and traditional stone walls through careful consideration of materials and heights for gates, gateposts and fencing and the use of appropriate species for planting; and

(V) Avoid using development that is harmful to landscape and settlement character to inform the design of new development or proximity to it as justification for further poor quality or harmful development.

4.4.2 The distinctive settlement character of the village of Wray lying within the AONB makes an important contribution to its overall character. The overall ambience is greatly dependent on the quality and distinctiveness of the built environment. The design, construction, materials and detailing of individual buildings, the form, layout and pattern of

the village and other hamlets and the settings of many of the buildings are key elements of settlement character. The use of local stone underpins the natural beauty of the Neighbourhood Plan area and unifies its character, in turn with other settlements in the Forest of Bowland AONB making a major contribution to its special character.

4.4.3 Certain aspects of settlement character derive from their history, such as village layouts and the shapes of individual plots. Wray village is essentially a 'one deep' layout based on the 'T' shape formed by Hornby/Wennington Road running east/west and Main Street running north-south. This linear pattern is typically high density but affords many properties views towards the surrounding landscape. Nevertheless due to the topography, the village is barely seen from a distance, nestling in the steeply wooded valleys of the rivers Roeburn and Hindburn. New development should respect and be in keeping with historic settlement character.

4.4.4 Open green spaces within settlements are an important aspect of settlement character. They can contribute to the setting and appreciation of important buildings and have historical significance in themselves, either as part of historic settlement pattern and form or as an archaeological resource. They can also allow public views in to or out from within the settlement and can provide a recreational resource for the local community. Open spaces add distinctiveness to the character and interest of settlements and the quality of life of their inhabitants and are a key part of the rural character of Wray village.

4.4.5 Local distinctiveness and visual harmony between buildings and the local topography is important within the Neighbourhood Plan Area as it is in the Forest of Bowland AONB as a whole. This is very important in the visual appeal of the landscape and built environment and is valued by the public - both residents and visitors to the AONB.

4.4.6 Gradual erosion of local distinctiveness and visual harmony can occur unless there is careful control of design and materials. Use of local and appropriate materials to ensure new development is in keeping with the local surroundings is essential. There are strong vernacular traditions in the area including the design, materials, construction and detailing of individual buildings and these should be retained and reflected in new development. The risk of a gradual erosion of settlement character needs to be carefully considered in any assessment of development proposals.

4.4.7 The grouping of buildings, use of local building materials, road and footway surfaces, signs and lighting apparatus, all affect the character and quality of the street scene.

4.4.8 To sustain character and quality, development should reflect traditional materials, styles and proportions. For proposals affecting the street scene, the following factors are important:

(I) retaining traditional surfaces and layouts, or reintroducing them;

(II) ensuring that the scale, texture, colour and patterns of new materials are sympathetic to the area's character and appearance;

(III) retaining or reinstating street furniture of historical or architectural interest or of local distinctiveness;

(IV) ensuring that road signs and markings are of appropriate appearance and quality, with no unnecessary duplication, and fixed, where possible and appropriate, to buildings or existing street furniture;

(V) using lighting equipment that reflects established local styles, and which is not excessive or unsympathetic in intensity and colour.

In order to ensure that settlement character is conserved and enhanced, it is important to understand the specific character of the village of Wray. This is set out very clearly in the Wray Conservation Area Appraisal and the Wray with Botton Neighbourhood Plan Landscape Appraisal Final Report to which reference should be made in considering all planning applications.

COMMUNITY ACTION 1: Local Design Panels³⁰

Where Local Design Panels are made use of at the pre-application stage as required under certain circumstances by Local Plan³¹ Policy DM 35: Key Design Principles or its successor policy in the emerging Local Plan, these Panels should include Members of Wray Parish Council and/or their representatives as well as representatives appointed by the Forest of Bowland AONB Joint Advisory Committee.

4.4.9 The Parish Council is, under the Localism Act, a statutory planning body and has taken the opportunity offered to it under the Act to produce this Neighbourhood Development Plan. It has also been a consultee on planning applications for many years. As such the Parish and members of the Neighbourhood Planning Group along with other volunteers have not only shown considerable concern about the area but have become familiar with planning policy and procedures which they have combined with their intimate knowledge of the Parish to gain a clear appreciation of how the Parish in general and the village of Wray in particular has been or could be affected by planning policy and decisions. Furthermore, while many visitors and thereby the economy of the AONB would be affected by adverse development in the Parish, it is the people of Wray who would be most affected by such decisions.

4.4.10 The Parish of Wray with Botton have identified in this plan the role of Wray as being one that contributes to the AONB and the wider economy through its heritage and the quality of its unique townscape and landscape and have identified themselves as having a role (along with others such as landowners, AONB, Council and others) as custodians of the Parish's townscape and landscape. As such, if, in those circumstances outlined in Policy DM35, a Local Design Panel is to be used, then that Panel should have representation from the Parish and, where they feel technical help might be appropriate, their representatives.

³⁰ Community Actions are not land use policies but are rather aspirations of the Parish Council on behalf of the community

³¹ A Local Plan for Lancaster District 2011-2031: Development Management DPD Adopted December 2014

4.5 HOUSING

Policy H1: - Housing Development

Proposals for meeting housing needs through the conversion or sub-division of existing buildings, or on previously developed land and on allocated sites within the village of Wray listed below that have been identified through the Site Assessment process will be supported where they are of a scale, siting and design that is compatible with the area as outlined in Policy BE1 of this Plan.

Subject to the assessment of viability, new housing development will be supported where the maximum possible affordable homes are delivered and where the number, size, types and tenures of all homes provided demonstrably reflects and meets identified local needs in accordance with current housing needs evidence at the time of application.

Proposals will be expected to demonstrate that densities make best and efficient use of land and reflect the settlement character.

Housing developments shall take account of the Key Development Considerations set out in Appendix 3 on Site Selection and Assessment and the recommendations in Appendix 11 on Heritage Impact Assessment. The Key Development Considerations for allocated sites without planning permission³² are as follows:

Key Development Considerations

Site WR5

1. Retain agricultural character of buildings and entrance into the site off Main Street and avoid elements and detailing which create a sense of 'domestication';
2. Ensure appropriate landscaping and boundary treatment at the edges of the site;
3. Take care in the design and choice of materials for the roof-scape;
4. Ensure that any new building layout in western half of the site reflects the character of the village and small courtyard developments behind the Main Street.

Site WR9

1. Ensure that the height of new buildings is kept low and in proportion with those buildings adjacent and do not block views to the wider village from Sprout Brow Lane;
2. Ensure that new development reflects the local vernacular and is high quality ensuring that views from Main Street are considered when determining building design, height, orientation and layout;
3. Retain as many trees on the boundaries of the site as possible and ensure that the south eastern boundary is well treed, forming an appropriate interface with the River Roeburn.

³² Sites WR3, WR6 and WR10 already have planning permission.

Site WR11

1. Care should be taken to ensure new development relates well to Lane Head strengthening the character and definition of space along this lane;
2. New built form should reflect traditional building styles and use of materials and form a transition from the oldest buildings along Hornby Road to the more modern development along Lane Head;
3. Consideration should be given to site layout ensuring that it contributes to the street scene when viewed from Hornby Road

Allocated Sites

Site Reference	Name	Area	Estimated Dwellings
WR3	Appletree Barn & Paddock	0.34 ha	5 ³³
WR5	Hoskins Farm	0.54 ha	15
WR6	Adj 45 Wennington Road	0.03 ha	1 ³⁴
WR9	Old Chapel Field	0.08 ha	2
WR10	New Inn	n/a	4 ³⁵
WR11	New Inn Car Park	0.03 ha	1

4.5.1 The background to our approach is based on what has worked best in practice in the past - incremental growth with no large scale development other than Hoskins Farm. The local housing needs survey indicated a current maximum requirement for up to 9 affordable homes to buy or rent. It is recognised that the level and mix of local housing need will need to be regularly reviewed and updated, and also that some of the current need may change and/or resolve itself (for example if new households are formed or if people leave the Parish to take up work opportunities elsewhere). This policy is also driven by the need to avoid encroachment on the surrounding countryside; to conserve the setting of the village in the landscape; to minimise harmful visual impact of development on the Forest of Bowland AONB and the Wray Conservation Area; and, to conserve important views into and out of the Wray Conservation Area. Wray Parish Council is mindful of overall housing need identified at District level but this must be balanced against the potential harm to the Forest of Bowland AONB and notes that a similar landscape-capacity led approach has been proposed in the Publication versions of the emerging Strategic Policies and Land Allocations DPD and the Arnside & Silverdale AONB DPD.

³³ Planning permission already granted Refs 14/01134/FUL & 15/00087/OUT

³⁴ Planning permission already granted Ref 15/01443/FUL

³⁵ Planning permission already granted Ref 14/01088/CU (number includes an existing disused cottage)

The latest District housing needs study is not broken down to parish level, and with three times the response rate due not least to our ability to deliver and collect surveys in person, the Parish Council is confident that its local surveys do and will continue to supply the fine-grained level on need that is required to inform development decisions in a sensitive AONB area.

4.5.2 The historic rate has averaged about 1 to 2 properties each year since the 1940s. A similar approach would result in 15 to 30 new homes over the plan period of which 4 at the New Inn, 5 at Appletree Barn and 1 adjacent to 45 Wennington Road have planning consent. A new house has been completed recently behind The Gars which continues this historic trend.

4.5.3 The most significant site identified to come forward in the plan period will be Hoskins Farm where the owner has indicated³⁶ that the site could come forward for development within 5 to 10 years time. Being in the heart of the village, a well-designed scheme would be expected to conserve and enhance the Wray Conservation Area and the listed buildings both on the site and nearby. Development of the site also has the potential to release land to provide a limited amount of off-street parking for community use.

4.5.4 It may be necessary to offset the loss of the agricultural buildings in the settlement area to some extent with agricultural related development outside the settlement area in order to maintain the agricultural function of the surrounding fields in which case such development should be of an acceptable design and scale. Such proposals would need to meet the definition of purpose (I)³⁷ of Local Plan Policy DM7: Economic Development in Rural Areas or its successor policy in the emerging Local Plan and that the development has regard to Policies BE1 and BE2 of this Plan and to the provisions in paragraph 115³⁸ of the NPPF.

4.5.5 The City Council commissioned a report³⁹ to examine the potential for introducing the Community Infrastructure Levy (CIL) which concluded that CIL could be levied on small and medium sized developments on both brown and greenfield sites in high value areas of the district. Wray, in common with most areas of the Lune Valley falls within the higher value area and it is therefore a reasonable assumption to make that new housing would in principle be economically viable on all the Allocated Sites including Hoskins Farm and that opportunities to pursue issues such as affordable housing can be achieved. This view was confirmed by a Lancaster City Council Planning Officer⁴⁰ during the preparation of this plan.

³⁶ Letter to Lancaster City Council from John & Pat Staveley 3 September 2016 and email 26 November 2018 in response to Pre-submission consultation

³⁷ Essential operations for agriculture, horticulture, equine related activities, allocated mineral extraction or waste management facilities and essential infrastructure where there is a proven and justified need.

³⁸ Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas and should be given great weight in National Parks and the Broads.

³⁹ Community Infrastructure Levy-Economic Viability Assessment GVA Sept 2012

⁴⁰ Email dated 16 May 2017 from Paul Hatch (LCC) to Robert Partington (NPG)

4.5.6 The overall increase in the number of homes in and around the village of Wray would therefore be about 28 over the plan period, representing an increase of about 13% of the 222 households identified in the 2011 census. This does not include windfall sites or potential proposals centred on the farmsteads and agricultural buildings spread over the remainder of the Parish. These will be considered on a case by case basis, and expected to meet the policies and achieve the objectives set out in this Neighbourhood Plan. Subject to detailed design considerations and all other relevant planning policies, the Parish considers that this potential increase can be satisfactorily accommodated within a landscape capacity approach to development within the Forest of Bowland AONB.

POLICY H2: - Housing Provision

Within the Neighbourhood Plan area, subject to satisfying other relevant policy requirements and in order to ensure that new development in the AONB meets local needs, proposals for new housing development should deliver affordable housing in accordance with the adopted Local Plan policy on affordable housing, taking into account the assessment of viability of the development. Only where this is demonstrably unachievable through available mechanisms will a lower percentage be acceptable.

Priority will be given to the delivery of affordable housing and maximising the potential for meeting identified local needs and local affordable needs from appropriate individual development opportunities.

Affordable housing needs are forecast to apply over a period of time and not all the identified need is required straight away. The delivery of affordable housing should be phased in line with demand to ensure that the market is not over-supplied at any time. This can be done by close working with and between housing developers, landowners and appropriate Registered Providers of affordable housing.

Subject to meeting other policy requirements, proposals will be supported that meet the needs of specific societal groups or to those with a local connection.

4.5.7 Affordable housing needs are forecast to apply over a period of time and not all the identified need is required straight away. The delivery of affordable housing should be in line with demand to ensure that the market is not over-supplied at any time. This can be done by close working with and between housing developers, landowners and appropriate Registered Providers of affordable housing.

4.5.8 A requirement for 50% of new homes to be affordable is justified because the Neighbourhood Plan Designated area lies wholly within the AONB, a sensitive landscape protected at a national level. It is inappropriate to use those sites that are suitable for development to deliver development that does not meet local affordable or other local needs. Doing so would mean that those needs would remain unmet and more sensitive sites would have to be developed in order to meet the needs, causing harm and compromising the primary purpose of the AONB designation.

4.5.9 Existing policies and legal conditions mean that all affordable housing is already restricted to those with a local connection in perpetuity. There is no evidence to suggest

that there is a high proportion of second homes and holiday lets that would justify additional occupancy restrictions where this type of approach may also increase viability concerns. Therefore this plan does not set out any proposal to restrict the occupancy of new properties other than the existing restrictions placed on affordable housing.

4.5.10 This policy is supported by the City Council's Publication version of the emerging Local Plan: Review of the Development Management DPD (February 2018), Policy DM6 Housing Provision in the Forest of Bowland AONB.

4.5.11 The policy will be used to address potential future applications on non-allocated sites.

4.6 RURAL ECONOMY

Policy RE1: - Sustainable Economic Development

Development proposals of an appropriate scale and nature will be supported where they bring economic and community benefits to the Neighbourhood Plan area within the Forest of Bowland AONB, including economic diversification, for the following purposes:

- (I) essential operations for agriculture, horticulture, and essential infrastructure where there is a proven and justified need;
- (II) appropriate small-scale new or expanded outdoor sport, leisure and tourism facilities;
- (III) house extensions or extensions to outbuildings for economic (non-residential) purposes that are ancillary to the existing dwelling and are sympathetic to the character of the original building and its setting;
- (IV) subject to satisfying the requirements of Local Plan Policy DM9 or its successor policy in the emerging Local Plan, sensitive conversions and alternative uses for farm buildings that can be shown to be no longer required for agriculture but that enable farm diversification where they:
 - sustain, complement and are ancillary to the core farm business;
 - do not compromise the working of the farm, or create additional requirements for new agricultural buildings;
 - provide satisfactory access, servicing and parking arrangements.
- (V) micro-growth points for business development;
- (VI) shared (co-location) and flexible service facility uses of buildings in the village of Wray where this will help to ensure the continued operation of key services or community assets.

Subject to satisfying the requirements of Local Plan Policies DM8 or DM9 or its successor policy in the emerging Local Plan, the re-use of rural buildings or agricultural buildings to support tourism and the visitor economy will be supported.

4.6.1 Local Plan Policy DM9: Diversification of the Rural Economy supports “proposals in rural areas which seek to diversify the rural economy” where there are no “adverse impacts on the environment” and will “encourage the re-use, adaptation or conversion of existing rural buildings which assist in the diversification and economic stability of an agricultural holding where”, amongst other criteria, “it can be demonstrated by the applicant that the buildings which are part of the proposal can no longer be used for ongoing agricultural uses.”

4.6.2 Neighbourhood Plan Policy RE1 aims to supplement Policy DM9 by specifically including tourism to support the visitor economy in the area. The summary of findings in the Wray with Botton Landscape Appraisal Final Report in respect of the special qualities

to conserve and enhance and the changes to avoid provides important advice on preserving and enhancing the character of the surroundings.

4.6.3 To the south and west of Wray, where the land rises and becomes more undulating, the enclosure pattern is one of post-medieval enclosures, defined by an irregular field layout reflecting piecemeal enclosure from moorland by individuals on the Bowland fringes. The pattern of this enclosure adjacent to Wray has remained unaltered since the 1st Edition OS mapping. The HLC guidance states the need to conserve this type of distinctive pattern of post-medieval enclosure of upland moor.

4.6.4 Policy RE1 allows for new construction as well as re-use, adaptation and conversion of existing buildings and seeks to complement Local Plan Policy DM7: Economic Development in Rural Areas or its successor policy in the emerging Local Plan:

“Development proposals for economic development within rural areas which maintain and enhance rural vitality and character will be supported where it is demonstrated that they improve the sustainability of rural communities by bringing local economic, environmental benefits. This includes economic development which is an appropriate scale and nature and assists in the diversification of the rural economy including the diversification of agricultural buildings.”

Local Plan Policy DM7 is necessarily broad in scope and requires a lot of local interpretation. In Wray with Botton, small-scale business enterprises and facilities for tourism should be regarded as acceptable under Local Plan Policy DM7 in that these specific uses have been identified as being ones that would (subject to design, siting etc) be likely to maintain and enhance rural vitality and character, consistent with supporting the Forest of Bowland AONB's primary purpose and Special Qualities. Such developments would be likely to improve the sustainability of the Wray with Botton rural community as they would bring economic, environmental and community benefits, which is what both the Neighbourhood Plan and Local Plan are trying to achieve.

4.6.5 The village of Wray is predominantly residential in character with commercial premises generally providing services to the community rather than significant employment opportunities. The Business Survey⁴¹ identified that many businesses are sole proprietors or employ only small numbers of part-time staff or contractors. Digital, office, service, rural craft and trade skills businesses were favoured by those who sought to encourage new business and a need was identified for business workshop space, storage facilities and office facilities. Given the relatively high density of existing housing and the priority to identify further sites for housing there are few areas within the village which could be developed for commercial use without imposing a significant adverse impact on surrounding residents. Micro-growth points are very small scale developments that support the growth or diversification of new or existing businesses, which may include but are not restricted to live-work units, which may be more easily accommodated.

⁴¹ Wray with Botton Parish Council Business Survey June 2015

4.7 NATURAL ENVIRONMENT

Policy NE1: - Protection and enhancement of Trees, Woodland and Hedgerows

New development should protect and enhance existing trees, woodland and hedgerows unless there are clear and demonstrable reasons why their removal would aid delivery of a better development overall, and should positively incorporate new trees, woodland and hedgerows where possible. Development that results in the removal of or damage to single trees, tree groups, woodland or species rich hedgerows will be required to provide replacement trees at an appropriate ratio and of appropriate species to conserve and enhance the special character of the area. The conservation of those hedgerows which mark historic field patterns, particularly to the north and east of the village of Wray, are of particular importance to maintain wildlife habitats and habitat connectivity as well as for their contribution to the wider landscape in the Forest of Bowland AONB and the setting of the Wray Conservation Area.

4.7.1 Development proposals that affect the natural environmental assets and sites of biodiversity importance will also be considered against Development Management DPD Policies DM27, DM28 and DM 29 or their successor policies. The Neighbourhood Plan Area includes a number of areas which have been designated for their environmental importance at an International, National and Local level. The area includes the Bowland Fells Special Protection Area (SPA) which is an extensive upland area providing important habitats for protected plant and bird species. The area also includes Roeburndale Woods and Clear Beck Meadows Sites of Special Scientific Importance (SSSI) and a number of more locally designated Biological Heritages sites. Such local designations include Middle Wood, Neddy Park Wood, Quarry Wood (including Hoskins Wood, Mill Wood and Spout Brow Wood), Bank Wood and Hunt's Gill Wood, Powley Wood (including Beck Gill Wood, Scroggy Wood, Audland Close Wood, Stubb Wood and Tenter Hill Wood), the Stables Bank Wray Bridge, Alcocks Farm Grasslands, Over Close Wood and Proctor Wood, Well Beck Wood (including Helks Home Wood and Middlefield Wood) and Fall Wood Coppice.

4.7.2 Wray Village is small in scale and has a very low impact on the landscape to the extent that someone approaching Wray would not see the Village until practically entering it. This landscape has an important role contributing to the wider landscape character of the Forest of Bowland AONB. Therefore the Wray with Botton Neighbourhood Plan Landscape Appraisal Final Report was commissioned from Alison Farmer Associates to supplement that which already exists in the form of the Lancashire Character Assessment, the Forest of Bowland Character Assessment and parts of the Wray Conservation Area Appraisal.

4.7.3 Policy NE1 seeks to protect and enhance trees, woodland and hedgerows within the plan area. It places a particular emphasis on the role of the ancient and species-rich hedgerows to the north and east of Wray which mark the historic field pattern in maintaining and enhancing wildlife habitats. It is also important to emphasise the role of individual trees and the steep wooded valley sides along the banks of the Rivers Roeburn and Hindburn as a haven for wildlife and as a setting for the village together with the conservation and enhancement of water quality within the catchment areas of rivers and

streams within the plan area to support wildlife diversity, angling and other aquatic pursuits.

4.7.4 Local Plan Policy DM29 protects Trees, Hedgerows and Woodland where they contribute to the visual amenity and/or environmental value of the location. After undertaking additional research it became clear that nearly all the trees, hedgerows and woodland in the Parish contribute to the visual amenity and/or environmental value of Wray. In particular, the hedgerows were shown to contain protected species thereby contributing to the biodiversity of the area and in some cases delineate the distinctive, ancient field patterns that are still visible today around Wray. The importance of the woodlands has already been recognised by their being designated in the Local Plan and their being mentioned specifically in the Forest of Bowland AONB Landscape Character Assessment.

Policy NE 2: - Local Green Space

The areas listed below are designated as Local Green Space.

Wray LG1 School Playing Field
Wray LG2 Wray Flood Gardens

These areas have been identified on the Proposals Map.

Inappropriate development will not be permitted within a Local Green Space except for very special circumstances. Development which will enhance, support and facilitate the sustainability of the community needs, services and purposes provided by the Local Green Space will be considered appropriate. The design, scale and size of development will be required to be proportionate and reflective of/in keeping with each Local Green Space, the purposes of the designation and the community it serves.

4.7.5 Lancaster City Council prepared a robust methodology which has been subject to public consultation in late 2015. Following the completion of the methodology the Council conducted a 'Call for Sites' exercise, inviting members of the community to submit potential Green Spaces in their areas for assessment. This assessment work was undertaken by a panel of stakeholders during the course of the summer with a number of sites identified to go forward as green space designations. Four sites within the Wray Neighbourhood Plan area were submitted for consideration of which the two listed above satisfied the four tests necessary to justify designation.

4.7.6 These spaces hold particular local significance for the community. They are demonstrably special and are in close proximity to the people they serve. For this reason the spaces should be given the special status offered by the National Planning Policy Framework:

“76. 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.

77. The Local Green Space designation will not be appropriate for most green areas or open space.

The designation should only be used:

- *where the green space is in reasonably close proximity to the community it serves;*
- *where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and*
- *where the green area concerned is local in character and is not an extensive tract of land.”*

4.7.7 The School Playing Field is a multi-functional space enclosed on three sides by existing development. It contains a well equipped play area for children and is of a sufficient size to meet a variety of needs both sporting and recreational throughout the year. It is also the site of the annual Wray Fair in conjunction with the Scarecrow Festival.

4.7.8 The Wray Flood Gardens are an attractive area formed following the devastating Wray Flood in 1967 where a number of homes were washed away. It provides a space to relax and enjoy the tranquil surroundings. The land is owned by the Parish Council.

4.7.9 Policy NE2 takes the same approach as the City Council’s draft Policy SC2: Local Green Spaces in the Strategic Policies and Land Allocations DPD (February 2018) in the emerging Local Plan and is consistent with the aims of Policy DM25: Green Spaces & Green Corridors in the Development Management DPD, adopted December 2014.

4.7.10 Lancaster City Council’s Planning officers are satisfied that the 2 sites identified in Policy NE2 are demonstrably special to the local community to warrant their designation as Local Green Space. Full details of the methodology used and the details of all the sites submitted may be found in Appendix 5.

Policy NE3 - Historic Environment

To supplement the relevant policies in the Local Plan which relate to the historic environment, all development in the Neighbourhood Plan area should seek to protect and enhance the unique heritage features and the wider historic character of its location. This should include built, natural and cultural heritage features and historic landscape character.

Where proposals lead to the loss of a designated or non-designated heritage asset, in accordance with national planning policy, surveys should be undertaken to record their historical interest and build the heritage evidence of the Forest of Bowland AONB.

Development proposals affecting designated or non-designated heritage assets, the latter of which may either be identified on the Council’s Local List, the Historic Environment Record or that are discovered during the application proposals, will be supported provided that:

(I) They conserve and enhance the significance of the asset. This may include schemes that specifically aim to (or include measures to) protect, restore or enhance historic assets or features;

(II) They conserve and enhance the character and local distinctiveness of the area through design, scale and materials used; and

(III) They promote the enjoyment, understanding and interpretation of the assets as a means of maximising wider public benefits which reinforce the character of the village of Wray and sense of place within the Forest of Bowland AONB.

Proposals which affect historic field patterns in the locality should seek to reinforce and reflect those patterns. The loss and fragmentation of these assets will be discouraged.

4.7.11 The policy sits alongside existing policies and legislation and provides a comprehensive, Neighbourhood Plan specific approach within the Forest of Bowland AONB that seeks to recognise and conserve heritage assets and the wider historic environment and historic character of the plan area in a way that reflects the AONB Management Plan and the AONB's Special Qualities.

4.7.12 Evidence such as the Wray Conservation Area Appraisal, the Historic Landscape Characterisation undertaken for the whole of Lancashire in 2002, and amplified in the Wray with Botton Neighbourhood Plan Landscape Appraisal together with other sources such as the Traditional Orchards Survey, Heritage at Risk Register, Register of Parks and Gardens, Historic Environment Record, National Heritage List for England and National Archaeological Identification Survey should be used to inform planning applications and decisions. In addition to the policy requirements above, further measures relating to archaeology are set out in the Local Plan policies.

4.7.13 Within the village of Wray, features of particular note include the extent of the Wray Conservation Area and the potential noted in the appraisal to extend the designated area to include the historic buildings nearby in the vicinity of the Old Bobbin Mill; the large number of Listed Buildings within the Conservation Area some of which are identified as Landmark Buildings together with a significant number of Buildings of Special Character; significant trees and tree groups which contribute to the overall character of the area; the historic strip fields to the north and east of the village and the post-medieval pattern of enclosures to the south and west; the Queen Victoria Golden Jubilee Lantern in Main Street and the more recent walled mosaic to commemorate the Wray Flood of 1967 on the banks of the River Roeburn. The green corridor and riverside walk along the western / northern bank of the River Roeburn contribute to the character of the conservation area and the setting of the village.

4.7.14 The full range of heritage features, designated and non-designated, should be recognised and taken into account when planning new development, including, but not exclusively: hidden features and archaeology; field patterns; ancient enclosures; historic routes; lime kilns; milk churn stands; bee boles; mile-markers; traditional road signs; marker posts and directional signage; traditional stone walls and buildings; parkland; historic designed landscapes; ponds; wells; hedgerows; orchards and veteran trees. Features should not be considered in isolation but in their context as part of a historic environment at the landscape scale.

4.8 COMMUNITY

Policy COM1 - Community Assets and Local Services

New development should conserve or enhance assets and services valued by the community, including those listed below:

1. Wray-with-Botton Endowed Primary School
2. Wray Institute
3. Wray Holy Trinity Church and its grounds
4. Wray Methodist Chapel and its grounds
5. Former Friends Meeting House (now Chapel property) and its grounds
6. Post Office and Village Shop
7. The George & Dragon Public House
8. Wray Pre-school Forest School
9. Allotments
10. Bridge House Tea Rooms and Garden Centre

Proposals that would result in the loss of buildings/uses which currently (or have previously) provided the community with a local service must provide compelling and detailed evidence in accordance with the criteria set out in Policy DM49: Local Services or its successor policy in the emerging Local Plan to demonstrate that the asset or service no longer has an economic or social value to the community.

4.8.1 The Parish identified through their consultation process that the people of Wray valued their community especially its traditions and activities but also certain assets (in addition to the landscape and townscape) that they believe contribute to community cohesion. Many of these coincide with those elements identified in the Local Plan as important criteria for sustainable communities and as such, important for the continued vitality and viability of the village. These assets support Wray's contribution to the Forest of Bowland AONB both directly by providing services for visitors and indirectly by supporting the people of Wray who act as custodians of the Parish, its landscape and townscape.

4.8.2 The number of visitors that a village like Wray can regularly host at any one time is limited by its size, a point emphasised by the need for substantial planning and resources including use of nearby fields to accommodate parking during the annual Scarecrow Festival and Wray Fair. As such while visitors are welcome to the Village and tourism is something that can be developed to the benefit of Wray and the wider AONB Area, it must be proportionate and appropriate both for the sake of the people who live there but also to the visitors themselves whose evidence⁴² has shown are attracted to the area's relatively unspoilt character.

4.8.3 It is recognised that the need for and demand for local services is likely to change over time. The policy therefore signposts to criteria in the Local Plan which may be used to determine how the value of the community assets and services listed should be assessed in the future and will be kept under regular review by the Parish Council.

⁴² Visitor Questionnaire Results and Tea Room Questionnaire Results 2015

4.9 TRANSPORT AND INFRASTRUCTURE

4.9.1 During the preparation of this plan, Lancashire County Council has published its District of Lancaster Highways and Transport Master Plan. This necessarily focuses on the priority needs in the urban centres of Lancaster, Morecambe, Heysham and Carnforth. The document identifies the following issues to be addressed in Rural Lancaster in which this Neighbourhood Plan lies:

By their nature, the rural areas of Lancaster tend to be very dependent on the car, which can not only lead to local problems on the highways network, but makes life very difficult for those who, for whatever reason, do not have their own transport:

- Rural isolation and an ageing population both present health and wellbeing issues for the health sector, so there is a real opportunity to work together to maximise the benefits of reducing social isolation for organisations as well as individuals.
- Young people who don't have access to a car can find it very challenging to reach education and employment, to the point that they may be forced to leave their own community to find suitable work and housing.
- Car dependence is unlikely to be sustainable in the longer term, both on cost grounds and through the need for carbon reduction. Car ownership in rural areas is likely to become increasingly unsustainable, so alternatives need to be in place sooner rather than later.
- More than in any other area of the county, visitors need to be able to travel without a car and there is a definite need to support a sustainable visitor economy to ensure that the natural environment is protected while its economic benefit is maximised.

These problems could be compounded in the future if consideration is not given to sustainable access when considering the scale and location of future housing and employment needs within existing rural communities.

We therefore need to do what we can to make more sustainable modes available where possible, both for those who don't have the choice of a car and for those who would want other options, whether through age or cost. However, the car will remain a vital part of rural transport and we therefore need to do what we can to make car ownership itself as sustainable as possible.

Source: District of Lancaster Highways and Transport Master Plan P45

4.9.2 The Master Plan identifies many of the challenges that lie ahead and indicates a potential 'Greenway' route from Lancaster that would pass through the north end of the Parish to serve the needs of cyclists and pedestrians though its delivery is neither funded nor timetabled. It also recognises the difficulties of funding conventional bus services for sparsely populated rural areas and indicates that an innovative approach will be needed to provide sustainable access to these areas in the future. The Parish Council accepts that the reality for the future, particularly given recent cuts to local bus services, is likely to focus on the continuing primacy of the car for local travel planning.

4.9.3 Compliance with Development Management DPD Policies DM20: Enhancing Accessibility and Transport Linkages, DM21: Walking and Cycling, DM22: Vehicle parking Provision, and DM35: Key Design Principles and their successor policies in the emerging

Local Plan is essential to ensure that the issues raised for Rural Lancaster in the District of Lancaster Highways and Transport Master Plan have been fully addressed and any necessary mitigation measures identified. The following policy is intended to focus decision makers on the wider implications of new development and the opportunities that exist to make improvements which would contribute to safer and more sustainable neighbourhood transport outcomes.

Policy TRA1 - Infrastructure for New Development

Where development proposals are shown through evidence to be required to contribute towards any of the following schemes, so as to make the development acceptable, appropriate financial contributions will be sought through a planning obligation. Developer contributions towards improved community infrastructure will be sought where it is shown that the obligation is necessary to make the scheme acceptable in planning terms, is directly related to the development and is fairly and reasonably related in scale and kind to the development.

- (I) Improvements to the existing local network of cycleways, bridleways and footways which encourage their use.
- (II) Measures which improve accessibility within the Parish by public transport, walking and cycling and the provision of additional car parking within the village of Wray.
- (III) Improvements to links between the Parish and local service centres including the development of new cycleways to reduce reliance on the B6480 and enhance safety for all.

4.9.4 The only classified road within the Neighbourhood Plan area is the B6480 running broadly east - west through the village of Wray. Both the B6480 and all other routes in the plan area are essentially minor roads with limited carriageway widths, winding alignments and generally poor forward visibility. All routes have virtually no continuous verge which makes them particularly hazardous for non-motorised users. In addition, parts of the B6480 and the minor road network are designated cycle routes, including the Way of the Roses, which means that many cyclists are unfamiliar with the conditions they encounter.

4.9.5 Public transport is also very limited, particularly following the severe cuts to bus services in 2016 which make it almost impossible for use by employees travelling to and from work and by students and others to reach the main service centres in Lancaster and Morecambe. Similarly although there is a train station in Wennington, this provides only 4 trains in each direction between Morecambe and Leeds. The lack of weekend and bank holiday public transport services also has a harmful impact on the visitor economy and the leisure opportunities of residents. As a result, residents are either totally car dependent for travel or are excluded from many leisure opportunities in the surrounding area.

4.9.6 Within the village of Wray there are only limited lengths of footway which together with the conflict caused by parked vehicles make access to community facilities for residents and visitors particularly hazardous. The infrastructure policy is therefore intended to ensure that the full implications of development for accessibility and connectivity are

taken into account, while the associated community action is intended to help focus future infrastructure spending in accordance with the expressed wishes of the community.

COMMUNITY ACTION 2: PRIORITIES FOR INFRASTRUCTURE⁴³

The Parish Council will work with Lancaster City Council, Lancashire County Council, and other bodies as appropriate to deliver the following projects through the use of Planning Agreements (Section 106) and Community Infrastructure Levy (CIL) or successor mechanisms such as Local Infrastructure Tariff (LIT) gained through the permitting of development within the Neighbourhood Plan Area:

- (I) Off-street parking provision, where appropriate on Main Street, Wray to improve road safety and the character and appearance of the village by reducing the dominance of the motor vehicle within the streetscape.
- (II) All-ability access to the footpath network including improvements to footways within the village of Wray to reduce the need to walk in the road and to improve the health and wellbeing of residents and visitors.
- (III) Measures to conserve and enhance the local environment, including designated local green space.

4.9.7 The Community Infrastructure Levy (CIL) is a national scheme which allows local planning authorities to set local charges for new development to fund the provision of infrastructure. Money raised by CIL can be used to support development by funding infrastructure that the council, local community and neighbourhoods want. The proceeds would be paid directly to the Parish and can be used to back the community's priorities. Within Neighbourhood Plan areas which secure the consent of local people in the referendum, 25 per cent of the revenues from the Community Infrastructure Levy arising from the development that they choose to accept would be made available. This policy sets out the priorities for spending CIL or any successor policy such as Local Infrastructure Tariff (LIT) within the Parish.

4.9.8 Planning agreements under section 106 of the Planning Act are intended to mitigate the impact of development on local communities. For all development schemes with a local impact, Lancaster City Council would normally negotiate with the developer a package of measures to limit the impacts on the local environment and residents. This policy provides Lancaster City with guidance as to the priorities for funding within the Parish of such monies as may arise.

4.9.9 The National Planning Policy Framework seeks to ensure our transport infrastructure is more balanced towards sustainable modes of transport including public transport. Benefits include reduced carbon emissions and health benefits. The current situation for cyclists in particular having to use the B6480 as part of the cycle network is unsatisfactory. With necessary funding either the long term proposal to convert the disused railway line from Bull Beck through to Kiln Lane in Wray could be progressed or a lower cost alternative of upgrading the existing bridleway (1-38-BW 37) along Back Lane

⁴³ Community Actions are not land use policies but are rather aspirations of the Parish Council on behalf of the community

to Kiln Lane would at least eliminate a particularly hazardous section of the B6480. A modest upgrade of the remaining length from Meal Bank Bridge in the east to Kiln Lane would also add significantly to the quality of the non-motorised user network in the Parish and provide significant health benefits to residents and visitors alike.

4.9.10 The B6480 is subject to the national speed limit outside the village of Wray and to a 30mph within the village. Main Street from its junction the B6480 to Wray Bridge is subject to a 20mph speed limit. Both restrictions are widely disregarded and there is little likelihood that any enforcement action would have a lasting effect. Whilst the imposition of a 20mph speed limit throughout village would have a positive impact on both the safety and security of non-motorised users particularly where there are no continuous footways, further low cost physical measures such as road narrowing with priority gateways could contribute significantly to traffic calming. It is acknowledged that more specific evidence may be required to justify and then implement measures to mitigate the speed and flow of through traffic. Whilst Lancaster City Council considers such matters to be beyond the remit of a Neighbourhood Plan focussed on land-use, nevertheless providing a safe and accessible transport network is key to unlocking the potential of Rural Lancaster.

SECTION 5 IMPLEMENTATION AND MONITORING

5.1 The Neighbourhood Plan will be delivered and implemented over the period to 2030. Different stakeholders and partners will be involved. It is not a rigid 'blue-print' and provides instead a 'direction for change' through its vision, objectives and policies. Flexibility will also be needed as new challenges and opportunities arise over the plan period. In this respect, implementation, monitoring and review will be crucial.

5.2 Wray with Botton Parish Council will be the responsible body to manage and oversee the implementation of the Neighbourhood Plan.

Key Activities

5.3 There will be three key strands of activity which will direct delivery and each is important in shaping the plan area in the months and years ahead. These comprise:

I) The statutory planning process will direct and control private developer and investor interest in the Parish in the context of the Neighbourhood Plan, Lancaster City Council Local Plan and the National Planning Policy Framework. The Parish Council (in its role as statutory consultee to planning applications) and Lancaster City Council as the Local Planning Authority will use the Neighbourhood Plan to assess the appropriateness and suitability of applications. This assessment will help inform the Parish Council's response to the application (e.g. written representations in support of, or in objection to the proposals) and will inform the Local Planning Authority's final decision. In summary, planning applications that are broadly in accordance with both the Lancaster City Local Plan, and with the Neighbourhood Plan should be supported while those that are not should be refused.

II) Investment in, and management of, public services, assets and other measures to improve local services and vitality and viability for the Parish. In the context of the prevailing economic climate and public funding there is a recognition that public investment in the Parish will be challenging to secure. The Community Infrastructure Levy (CIL), if introduced by Lancaster City Council, could contribute a small amount through new development. In the meantime, Section 106 of the Town and Country Planning Act 1990 allows for agreements between developers and Lancaster City Council, with financial contributions towards necessary services and infrastructure improvements. Such contributions resulting from developments within the Neighbourhood Plan designated area should be allocated towards improvement or addition of local services and /or the securing of environmental benefits for Wray with Botton Parish residents and community.

III) The voluntary and community sector will have a strong role to play particularly in terms of local community infrastructure, events and Parish life. This sector is likely to play an important role in the future, and includes, but is not limited to, Wray Institute and the Scarecrow Festival Committees, Holy Trinity Church, Wray Methodist Church and Friends of the Chapel, Wray Over Sixties, Wray with Botton Heritage Group, Wennington and District WI and Wray Scouts & Guides.

Key Areas of Action

5.4 The key areas of action summarises the Parish Council's approach to delivery and implementation of the Neighbourhood Plan:

Housing Development

5.5 The Parish Council will work with local landowners, developers and Lancaster City Council to deliver sustainable growth in new housing over the plan period to meet identifies local needs in the Neighbourhood Plan area.

Rural Economy

5.6 The Parish Council will encourage businesses to improve local employment opportunities for local people and work with landowners and stakeholders to bring brownfield sites such as underused or disused agricultural buildings forward for redevelopment or conversion into economic use.

Natural Environment

5.7 The Parish Council will work with Lancaster City Council, The Forest of Bowland AONB Unit, Lancashire County Council and other statutory bodies and agencies together with landowners and stakeholders to ensure the natural environment is protected from inappropriate development.

Transport and Infrastructure

5.8 The Parish Council will work with Lancaster City Council and Lancashire County Council to find ways to improve road safety, address speed and parking issues and provide suitable pedestrian, cycle and equestrian facilities throughout the Parish.

Monitoring and Review

5.9 The Wray with Botton Neighbourhood Plan is a 'living' document and as such will become an integral component of the stewardship of the Parish Council.

- a) The Parish Council meeting will include a regular agenda item to monitor and action activities to progress the implementation of the Neighbourhood Plan.
- b) The Parish Annual Meeting will report on annual progress achieved, and set out the programme aims and key activities for the subsequent year ahead integrating this within its own forward planning processes.
- c) The Parish Council will monitor the progress of implementing the Neighbourhood Plan every 3 years. The focus of the monitoring will be to ensure that the policies made are effectively contributing to the realisation of the vision and objectives set out in the Neighbourhood Plan. Any resulting proposals to correct and improve policies to meet the vision and objectives will require to be undertaken through a review of the Neighbourhood Plan in full collaboration with Lancaster City Council. Evidence will also be reviewed and updated as required.

APPENDICES

The appendices are available as separate documents on Lancaster City Council's Planning website under Wray Neighbourhood Plan:

Appendix 1 Other documents guiding development in the Neighbourhood Plan Area

Appendix 2 Schedule of Evidence

Appendix 3 Site Selection and Assessment

Appendix 4 Constraints Overview and Environmental Constraints Maps

Appendix 5 Local Green Space

Appendix 6 Strategic Environmental Assessment (SEA) and Habitat Regulation Assessment (HRA)

Appendix 7 Bibliography/References

Appendix 8 Glossary of Terms

Appendix 9 Table of Successor Policies in Emerging Local Plan

Appendix 10 Wray with Botton Neighbourhood Plan Landscape Appraisal

Appendix 11 Heritage Impact Assessment