



**Haweswater Aqueduct Resilience Programme - Proposed Bowland
Section**

Environmental Statement

Volume 4

Appendix 5.1: Planning Policy Reference Document

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Haweswater Aqueduct Resilience Programme - Proposed Bowland Section

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1. Introduction

1.1 Background

- 1) The Proposed Bowland Section extends through the administrative boundaries of Ribble Valley Borough Council and Lancaster City Council. The Proposed Bowland Section would also include two sections of off-site highway works that extend into Craven District Council. Discussions have been held with Craven District Council regarding delegation of authority to Lancaster City Council for the minor works falling within their district boundary (highway modification works). It is understood that a resolution to delegate authority to Lancaster is to be formally sought from members of Craven's planning committee following submission of the planning application. On this basis, there are expected to be two local planning authorities (LPAs) with responsibility for determining the planning applications for the Proposed Bowland Section.
- 2) In addition, Lancashire County Council is the 'upper-tier' authority for Lancaster City Council and Ribble Valley Borough Council and thus is the minerals and waste planning authority for both LPAs. It is also the highways authority and is therefore a key statutory consultee in relation to those elements of the scheme.
- 3) The Proposed Bowland Section also lies within the Forest of Bowland Area of Outstanding Natural Beauty (AONB). Although there is not a separate planning authority for AONBs, there are provisions that guide proposed development within the AONB and the Forest of Bowland AONB Partnership would therefore be a key consultee.

1.2 Purpose of Reference Document

- 4) The purpose of the document is to provide a summary of local development plan policies and planning policy guidance at the national level that are relevant to the Proposed Bowland Section for each environmental topic included in the Environmental Statement (ES). It is therefore a reference document for environmental specialists whilst writing their chapters for the ES.
- 5) Appendix A lists the planning policies that are considered to be relevant to each individual environmental topic. The relevant environmental topics included in the ES are as follows:
 - Landscape and Arboriculture
 - Water Environment
 - Flood Risk
 - Ecology
 - Cultural Heritage
 - Soils, Geology and Land Quality
 - Materials
 - Public Access and Recreation
 - Communities and Health
 - Major Accidents and Hazards
 - Transport Planning
 - Noise and Vibration
 - Air Quality and Climate Change.

1.3 National Planning Policy

- 6) The Government published a revised National Planning Policy Framework (NPPF) in July 2018, to replace the first NPPF from 2012, and later made minor modifications to the NPPF in February 2019. It sets out the Government's strategic overview of planning policies for England and how they are expected to be applied and is therefore a material consideration in planning decisions (NPPF paragraph 2).

1.4 Local Planning Policy

1.4.1 Lancaster City Council

- 7) The Development Plan for Lancaster City Council comprises:
- Local Plan for Lancaster District – Part One: Strategic Policies and Land Allocations DPD (2020)
 - Local Plan for Lancaster District – Part Two: Review of the Development Management DPD (2020)
 - Morecambe Area Action Plan DPD (2014)
 - Wray with Botton Neighbourhood Plan (2019).
- 8) As the Proposed Bowland Section is not within the Morecambe Area, the Area Action Plan has not been considered in this report.
- 9) The Council is currently in the process of preparing the following DPDs:
- Gypsy and Traveller Accommodation DPD
 - Lancaster South Area Action Plan.
- 10) The Gypsy and Traveller Accommodation DPD and the draft Lancaster South Area Action Plan are not relevant to the Proposed Bowland Section and therefore have not been included in this document.

1.4.2 Ribble Valley Borough Council

- 11) The Development Plan for Ribble Valley Borough Council comprises:
- Core Strategy 2008-2028 (2014)
 - Housing and Economic Development DPD (2019).
- 12) The Housing and Economic Development DPD does not contain policies relevant to the Proposed Bowland Section and has therefore has not been included in this reference document.

1.4.3 Lancashire County Council

- 13) The Development Plan for Lancashire County Council is the Joint Minerals and Waste Local Plan. The Plan comprises two parts:
- Core Strategy (2009)
 - Site Allocations and Development Control Policies Local Plan (2013).
- 14) The Council is currently undertaking a review of the Minerals and Waste Local Plan and consultation on the pre-submission draft is expected to be carried out in Summer 2020 followed by submission to examination next year. Therefore due to the timeframe for adoption provision of this document have not been included in this reference document.

1.4.4 Craven District Council

- 15) The Development Plan for Craven District Council comprises:
- Craven Local Plan 2012-2032 (2019)
- 16) Part of the off-site highway works are proposed to be near Low Bentham therefore sited in Craven District Council and included in this assessment. The off-site works would affect policies such as landscape and

arboriculture and biodiversity. The Gargrave Neighbourhood Development Plan is not relevant and therefore not included in this document.

1.4.5 Forest of Bowland AONB

- 17) The Forest of Bowland AONB is not run by an LPA, but is managed by a partnership of landowners, farmers, voluntary organisations, wildlife groups, recreation groups, local councils and government agencies. Representatives from these groups sit on the Forest of Bowland AONB Joint Advisory Committee (JAC). To set out the strategic context for development in the AONB, there is an adopted management plan that has a policy framework for the AONB between 2019 and 2024, the Forest of Bowland AONB Management Plan 2014-2024.

2. National Planning Policy

2.1 Background

18) The NPPF consists of 17 sections covering various topics within planning, environment and sustainable development. Each section sets out principles and instructions that local authorities, developers and other planning professionals are expected to follow. The NPPF sections of most relevance to the Proposed Bowland Section are:

- Section 8: Promoting healthy and safe communities
- Section 9: Promoting sustainable transport
- Section 12: Achieving well-designed places
- Section 14: Meeting the challenge of climate change, flooding and coastal change
- Section 15: Conserving and enhancing the natural environment
- Section 16: Conserving and enhancing the historic environment.

2.2 Relevant Planning Policy within the NPPF

2.2.1 Section 8: Promoting healthy and safe communities

19) The following NPPF paragraphs relate to the promotion of healthy communities:

'95. Planning policies and decisions should promote public safety and take into account wider security and defence requirements by:

- a) *anticipating and addressing possible malicious threats and natural hazards, especially in locations where large numbers of people are expected to congregate⁴¹. Policies for relevant areas (such as town centre and regeneration frameworks), and the layout and design of developments, should be informed by the most up-to-date information available from the police and other agencies about the nature of potential threats and their implications. This includes appropriate and proportionate steps that can be taken to reduce vulnerability, increase resilience and ensure public safety and security; and*
- b) *recognising and supporting development required for operational defence and security purposes, and ensuring that operational sites are not affected adversely by the impact of other development proposed in the area.*

96. Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.

97. Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- a) *an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- b) *the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*

c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

98. Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.

99. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should 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 updated, and be capable of enduring beyond the end of the plan period.

100. The Local Green Space designation should only be used where the green space is:

a) in reasonably close proximity to the community it serves;

b) 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), tranquillity or richness of its wildlife; and

c) local in character and is not an extensive tract of land.

101. Policies for managing development within a Local Green Space should be consistent with those for Green Belts.'

2.2.2 Section 9: Promoting sustainable transport

20) The following NPPF paragraphs relate to sustainable transport:

'102. Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:

a) the potential impacts of development on transport networks can be addressed;

b) opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated;

c) opportunities to promote walking, cycling and public transport use are identified and pursued;

d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and

e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.

103. The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.

104. *Planning policies should:*

- a) support an appropriate mix of uses across an area, and within larger scale sites, to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities;*
- b) be prepared with the active involvement of local highways authorities, other transport infrastructure providers and operators and neighbouring councils, so that strategies and investments for supporting sustainable transport and development patterns are aligned;*
- c) identify and protect, where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice and realise opportunities for large scale development;*
- d) provide for high quality walking and cycling networks and supporting facilities such as cycle parking (drawing on Local Cycling and Walking Infrastructure Plans);*
- e) provide for any large scale transport facilities that need to be located in the area, and the infrastructure and wider development required to support their operation, expansion and contribution to the wider economy. In doing so they should take into account whether such development is likely to be a nationally significant infrastructure project and any relevant national policy statements; ...*

'108. In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:

- a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;*
- b) safe and suitable access to the site can be achieved for all users; and*
- c) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.*

109. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

110. Within this context, applications for development should:

- a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;*
- b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;*
- c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;*
- d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and*
- e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.*

111. All developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.'

2.2.3 Section 12: Achieving well-designed places

21) The following NPPF paragraphs relate to the requirement for good design:

'126. To provide maximum clarity about design expectations at an early stage, plans or supplementary planning documents should use visual tools such as design guides and codes. These provide a framework for creating distinctive places, with a consistent and high quality standard of design. However, their level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of variety where this would be justified. ...

'128. Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

'130. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

131. In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.'

2.2.4 Section 14: Meeting the challenge of climate change, flooding and coastal change

22) The following NPPF paragraphs relate to climate change, flooding and coastal change:

'149. Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.

150. New development should be planned for in ways that:

a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure; and

b) can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards.

155. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

156. Strategic policies should be informed by a strategic flood risk assessment, and should manage flood risk from all sources. They should consider cumulative impacts in, or affecting, local areas susceptible to flooding, and take account of advice from the Environment Agency and other relevant flood risk management authorities, such as lead local flood authorities and internal drainage boards.

157. All plans should apply a sequential, risk-based approach to the location of development – taking into account the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by:

a) applying the sequential test and then, if necessary, the exception test as set out below;

b) safeguarding land from development that is required, or likely to be required, for current or future flood management;

c) using opportunities provided by new development to reduce the causes and impacts of flooding (where appropriate through the use of natural flood management techniques); and

d) where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to relocate development, including housing, to more sustainable locations.

158. The aim of the sequential test is to steer new development to areas with the lowest risk of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test. The sequential approach should be used in areas known to be at risk now or in the future from any form of flooding.

159. If it is not possible for development to be located in zones with a lower risk of flooding (taking into account wider sustainable development objectives), the exception test may have to be applied. The need for the exception test will depend on the potential vulnerability of the site and of the development proposed, in line with the Flood Risk Vulnerability Classification set out in national planning guidance.

160. The application of the exception test should be informed by a strategic or site-specific flood risk assessment, depending on whether it is being applied during plan production or at the application stage. For the exception test to be passed it should be demonstrated that:

a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and

b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

161. Both elements of the exception test should be satisfied for development to be allocated or permitted.

162. Where planning applications come forward on sites allocated in the development plan through the sequential test, applicants need not apply the sequential test again. However, the exception test may need to be reapplied if relevant aspects of the proposal had not been considered when the test was applied at the plan-making stage, or if more recent information about existing or potential flood risk should be taken into account.

163. When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;*
- b) the development is appropriately flood resistant and resilient;*
- c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;*
- d) any residual risk can be safely managed; and*
- e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.*

'165. Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should:

- a) take account of advice from the lead local flood authority;*
- b) have appropriate proposed minimum operational standards;*
- c) have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and*
- d) where possible, provide multifunctional benefits.'*

2.2.5 Section 15: Conserving and enhancing the natural environment

23) The following NPPF paragraphs relate to the natural environment:

'170. Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*

f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate. ...

'172. Great weight should be given to conserving and enhancing 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 these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;

b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and

c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated. ...

'174. To protect and enhance biodiversity and geodiversity, plans should:

a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and

b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

175. When determining planning applications, local planning authorities should apply the following principles:

a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.

176. The following should be given the same protection as habitats sites:

- a) *potential Special Protection Areas and possible Special Areas of Conservation;*
- b) *listed or proposed Ramsar sites; and*
- c) *sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.*

177. *The presumption in favour of sustainable development does not apply where development requiring appropriate assessment because of its potential impact on a habitats site is being planned or determined.*

178. *Planning policies and decisions should ensure that:*

- a) *a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);*
- b) *after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and*
- c) *adequate site investigation information, prepared by a competent person, is available to inform these assessments.*

179. *Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.*

180. *Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:*

- a) *mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;*
- b) *identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and*
- c) *limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.*

181. *Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement. So far as possible these opportunities should be considered at the plan-making stage, to ensure a strategic approach and limit the need for issues to be reconsidered when determining individual applications. Planning decisions should ensure that any new development in Air Quality Management Areas and Clean Air Zones is consistent with the local air quality action plan.*

182. *Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing*

business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed.

183. The focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively. Equally, where a planning decision has been made on a particular development, the planning issues should not be revisited through the permitting regimes operated by pollution control authorities.'

2.2.6 Section 16: Conserving and enhancing the historic environment

24) The following NPPF paragraphs relate to the historic environment:

'185. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;

b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

c) the desirability of new development making a positive contribution to local character and distinctiveness; and

d) opportunities to draw on the contribution made by the historic environment to the character of a place. ...

'189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

191. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

192. In determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

195. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a) the nature of the heritage asset prevents all reasonable uses of the site; and

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

d) the harm or loss is outweighed by the benefit of bringing the site back into use.

196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

197. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

198. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

199. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted. ...

'201. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account

the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

202. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies, but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.'

3. Local Plan for Lancaster District – Part One: Strategic Policies and Land Allocations DPD

3.1 Background

25) The Strategic Policies & Land Allocations DPD was adopted in July 2020 and forms a key part of the Local Plan for the Lancaster District 2011-2031. It sets out a series of planning policies which will be used by the Council to determine planning applications, and directs where homes, employment land, services and future investment will go in the district.

3.2 Relevant Planning Policy

Policy SP1: Presumption in Favour of Sustainable Development

26) This policy states:

'When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained within the National Planning Policy Framework.

It will always work proactively with applicants to jointly find solutions, which means that proposals can be approved wherever possible, and secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application, or relevant policies are out of date at the time of making the decision, then the Council will grant planning permission unless material considerations indicate otherwise, taking into account whether:

- Any adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits, when assessed against the guidance in the National Planning Policy Framework taken as a whole; or*
- Specific policies in that Framework [the Framework] indicate that development should be restricted (highlighted via Footnote 9 of the Framework).'*

Policy SP7: Maintaining Lancaster District's Unique Heritage

27) This policy states:

'Lancaster district has an extraordinarily rich and varied historic environment which is described in more detail through this chapter of the Plan. The heritage assets within the district have all played a major role in helping to shape the district's distinctive identity.

The character of the district is shaped by both the local landscape and townscape built heritage. The district has a rich cultural history that dates back to the Roman prehistoric period and contains a large range of historical assets that chronicle the history of the district through the ages. These are important assets that are protected, either via listing or other designation, from proposals that would harm their heritage significance. These are set out in the list below. The Local Plan will ensure that these designations are protected or enhanced so that their long-term status can be secured.

- Extensive evidence of prehistoric activity, with settlement remains and field systems in the eastern uplands, and defended enclosures such as Warton Crag;*
- Major Roman sites such as the forts at Lancaster and Over Burrow, with a network of roads and civilian settlements and industrial sites such as the Quernmore Pottery Kilns;*

- *Evidence of Dark Age and early medieval activity in the eastern uplands and at St Patrick's Chapel, Heysham and its rock-cut graves;*
- *Motte and Bailey Castles along the Lune Valley, attesting to the Norman Conquest of the area and later medieval fortifications, including those in Lancaster, Halton, Hornby, Melling, Arkholme and Whittington;*
- *Medieval ecclesiastical sites such as Cockersands Abbey and Lancaster Priory and many village churches of a similar date;*
- *Remaining historic agricultural structures which have shaped the character of our rural areas and provide evidence of earlier farming practices and innovation;*
- *Remnants of the district's industrial heritage including Lancaster Canal, Glasson Dock, Lune Aqueduct, railway heritage including the significant former Carnforth Motive Power Depot, warehouses, mills and other significant buildings, including those associated with the smaller industries of furniture and stained glass manufacture and brewing;*
- *Evidence of the district's maritime heritage and the significant role it played in international trade, including river frontage, Custom House and warehouses of St George's Quay, Sunderland Point and Glasson Dock, Lancaster's 'outport';*
- *Evidence of Lancaster's role as a regional centre of mental healthcare provision throughout the 19th Century and early 20th Century, with significant buildings such as Standen Park House, the Moor Hospital, including Ridge Lea and the Royal Albert Hospital;*
- *Evidence of Lancaster's great military associations and home of the Kings Own Regiment, including the White Cross Barracks, former Bowerham Barracks (now the University of Cumbria campus) and Westfield Memorial Village;*
- *Significant education buildings which reflect the development of the education system of this country, but also demonstrate some of the finest architecture including Lancaster Royal Grammar School, Ripley St Thomas School, the Storey Institute and Morecambe's former Art and Technical School;*
- *Key cultural assets encompassing designed landscapes, including public parks and cemeteries, museums, assembly rooms, theatres, libraries and commemorative structures, such as war memorials, the Queen Victoria Memorial, Ashton Memorial and the seaside heritage of Morecambe;*
- *The 18th Century and early 19th Century townhouses, many of which are intact in Lancaster;*
- *The extensive network of tightly enclosed streets, backstreets and ginnels in Lancaster City Centre as well as the few remaining yards or courts, such as Swan Court, where the poorest housing tended to be found, packed in and accessed through arches off the main streets;*
- *Buildings associated with Lancaster's significant role as the host of the Assize Court from the 16th Century including the Castle and Judge's Lodgings; and*
- *The high quality civic and institutional buildings such as the Old and New Town Halls.*

The Council recognises the features which make the district special, and is in the process of producing a district-wide Heritage Strategy which will help inform the evolving evidence base of the Local Plan. The Local Plan will be used as a vehicle to pro-actively manage the historic environment, protect it from inappropriate development and explore opportunities to improve and enhance the significance, character, appearance and archaeological significance of Lancaster's heritage assets and their settings.

The Council will also explore opportunities to maximise wider public benefits and reinforce Lancaster's unique identity through the promotion, understanding, interpretation and enjoyment of the District's historic environment.

As well as fulfilling its statutory duties, the Council will:

- a) Seek to identify, protect and enhance local heritage assets;*
- b) Promote heritage-led regeneration, including development opportunities in Lancaster City Centre;*
- c) Produce and review conservation area appraisals and management plans;*
- d) Develop a positive strategy to safeguard the future heritage assets at risk;*
- e) Adopt a proactive approach to utilising development opportunities to increase the promotion and understanding of the District's archaeology; and*
- f) Regularly review the District's Heritage Strategy.'*

Policy SP8: Protecting the Natural Environment

28) This policy states:

'Lancaster district contains important landscapes, species and habitats that are valued features of the natural environment.

The Council recognises the importance of biodiversity and geodiversity, and has prepared a Local Plan that will seek to protect sites of recognised importance; it will also seek to protect areas of land that are functionally linked to areas which are of International and National importance.

Lancaster district is not immune to the effect of Climate Change, in particular the associated risks from extreme weather events and increasing levels of rainfall. The Local Plan has been prepared in consultation with the Environment Agency, Lancashire County Council (the Lead Local Flood Authority for Lancaster district) and United Utilities to ensure that flood risk issues are clearly considered and flood resilience addressed. The impacts of future growth will not create new flooding issues or exacerbate existing problems and seeks to reduce flood risk overall.

The Council will continue to work with all relevant partners to address issues of flood risk, whether from river, sea or other sources, to implement schemes that will reduce overall flood risk or better manage the continuing effects of Climate Change. Development proposals in areas of known flood risk will be expected to consider their direct and in-direct impacts on flooding and include appropriate mitigation measures to ensure water is managed correctly.

Development proposals will be expected to protect, maintain and enhance the district's biodiversity and geodiversity through the appropriate location of uses, sympathetic design, sustainable construction techniques and appropriate mitigation measures. The Council will also support opportunities to maximise energy efficiency.'

Policy SP9: Maintaining Strong and Vibrant Communities

29) This policy states:

'The Council recognises the range of communities in the district, whether they be rural communities and/or urban neighbourhoods, and supports their long term sustainability throughout the plan period and beyond through making sure that the aspirations of all sections of the community are met.

This will be done through ensuring that sufficient and appropriate provision is made for education and health are for both existing and new residents within the district. In order to achieve this the Council will work with key partners such as Lancashire County Council and the Clinical Commissioning Group to ensure that existing capacity is understood and future needs are identified and planned for.

New development should deliver safe, cohesive and healthy communities across the social gradient which benefit from quality homes, good accessibility to open spaces and recreational provision and promoting the role of sustainable transport, particularly cycling and walking.

The Council will seek to protect important facilities that act as hubs of the community, whether they be valuable areas of open space, local services or community buildings and support their improvement and diversification where they retain their long term value to the community they serve.

It is important that local communities have the opportunity to contribute to the plan-making process through the neighbourhood plan process, where communities take up the option to prepare a neighbourhood plan for their locality then the Council will seek to provide assistance and support in their preparation.'

Policy SP10: Improving Transport Connectivity

30) This policy states:

'Lancashire County Council has prepared and published a Highways and Transport Masterplan for Lancaster district. The core elements of this masterplan are to address existing issues with the local and strategic transport network and to identify future improvements necessary to facilitate strategic development growth within the district. The improvements set out in the masterplan expect greater promotion of a variety of sustainable methods of transport rather than over reliance on the private car to make local journeys.

The Council has played a key role in the preparation of this masterplan and fully supports the aspirations contained within it. The Council will continue to assist and support the delivery of important and necessary transport infrastructure within the district, whether this be to address current issues or where it is critical in the delivery of strategic growth of homes and jobs.

New development will be expected to be sited in sustainable locations that ensure a range of transport options and seek to reduce the need to travel. Where it is appropriate and necessary to do so, development proposals will be expected to contribute to the delivery of important transport infrastructure. Where strategic developments are likely to result in traffic impacts that will require mitigation in the form of projects identified in the Highways and Transport Masterplan then funding will be sought via developer contributions. The principles and requirements within Policy DM64 will apply.'

Policy EN2: Areas of Outstanding Natural Beauty

31) This policy states:

'Lancaster district contains two Areas of Outstanding Natural Beauty (AONB) that are designated for their national landscape importance. They are:

ARNSIDE AND SILVERDALE AREA OF OUTSTANDING NATURAL BEAUTY

FOREST OF BOWLAND AREA OF OUTSTANDING NATURAL BEAUTY

The landscape character and visual amenity of both AONBs and their settings will be conserved and enhanced. All development in the AONBs should be sustainable, consistent with the primary purpose of AONB designation and guided by the relevant AONB Management Plan. Proposals will be expected to have due regard to all relevant policies contained within the Local Plan, including the Development Management DPD and, where appropriate, the Arnside & Silverdale AONB DPD.'

Policy EN5: The Open Countryside

32) This policy states:

'The Council has designated areas of open countryside that define the rural context of the district. Any development proposals located within the open countryside should have due regard to all relevant policies contained within the Local Plan, in particular policies within the Development Management DPD relating to development in the rural areas.'

Policy EN7: Environmentally Important Areas

33) This policy states:

'There are a number of sites within the district that have been designated at International, National and Regional level for their environmental importance. These have been identified on the Local Plan Policies Map and will be protected from development proposals that have a detrimental impact on their designation.'

Internationally Designated Sites

The following sites have been designated as Special Protection Areas (SPA), Special Conservation Areas (SAC) and RAMSAR sites due to their environmental importance:

- EN7.1 Morecambe Bay and Duddon Estuary
- EN7.2 Morecambe Bay Pavements
- EN7.3 Bowland Fells
- EN7.4 Calf Hill/Crag Wood, Caton
- EN7.5 Leighton Moss
- EN7.5 Morecambe Bay.

Nationally Designated Sites

The following sites have been designated as Sites of Special Scientific Interest (SSSI) due to their environmental importance:

- EN7.5 Artle Dale
- EN7.6 Bowland Fells
- EN7.7 Burton Wood
- EN7.8 Calf Hill / Crag Wood
- EN7.9 Clear Beck Meadow
- EN7.10 Cockerham Marsh
- EN7.11 Coldwell Farm Pasture
- EN7.12 Crag Bank
- EN7.13 Cringlebarrow & Deepdale

- *EN7.14 Eaves Wood*
- *EN7.15 Far Holme Meadow*
- *EN7.16 Gait Barrow*
- *EN7.17 Hawes Water*
- *EN7.18 Heysham Moss*
- *EN7.19 Jack Scout*
- *EN7.20 Leck Beck Head & Catchment*
- *EN7.21 Leighton Moss*
- *EN7.22 Lune Estuary*
- *EN7.23 Morecambe Bay*
- *EN7.24 Robert Hall Manor*
- *EN7.25 Roeburndale Woods*
- *EN7.26 Silverdale Golf Course*
- *EN7.27 Tarnbrook Meadows*
- *EN7.28 Thrang End & Yealand Hall*
- *EN7.29 Thrang Wood*
- *EN7.30 Thwaite House Moss*
- *EN7.31 Trowbarrow Quarry*
- *EN7.32 Warton Crag*
- *EN7.33 Winnmarleigh Moss.*

Nature Improvement Areas

Morecambe Bay Limestones and Wetland is identified as a Nature Improvement Area on the Local Plan Policies Map. Within this area the Council will support proposals which are compatible with the areas status as a Nature Improvement Area provided that proposals:

- *Deliver sustainable growth linked to the natural environment;*
- *Enhance and restore priority limestone and wetlands habitat;*
- *Support the development of a network of local ecological systems, promoting wildlife corridors and wildlife migration; and*
- *Provide local community benefit encouraging education, lifelong learning and sustainable access.*

Regionally Designated Sites

There are a range of sites that have been designated by Lancashire County Council for environmental and geological importance. These include areas that have been identified as Biological Heritage Sites (BHS) and Geological Heritage Sites (RIGS). These are identified under Policy EN7 of the Local Plan Policies Maps.

Development proposals which may impact on species and habitats will be expected to have due regard to Policy DM44 of the Development Management DPD.'

Policy T2: Cycling and Walking Network

34) This policy states:

'The Council are committed to supporting and promoting the role of cycling and walking in the district, building on previous successes of Lancaster's role as a Cycling Demonstration Town providing safe and secure facilities.

The Cycling Network has been identified on the Local Plan Policies Maps with a range of further aspirational routes highlighted to improve connectivity and linkages, particularly within the urban areas of the district. The Council will seek to support improvements to the network and delivery of these aspiration routes through the course of the plan period. In order to reflect the levels of anticipated growth in and around Lancaster, improvements will be particularly focussed on supporting strategic routes in Figure 24.1.

The Lancaster District Highways and Transport Masterplan has identified the opportunity to deliver a Cycling and Walking Superhighway, particularly connecting proposed growth at Bailrigg Garden Village and Lancaster City Centre. The City Council will support Lancashire County Council in exploring opportunities to deliver the Superhighway with further detail to be provided on its delivery via the Lancaster South Area Action Plan DPD.'

4. Lancaster Development Management DPD

4.1 Background

- 35) The Lancaster Development Management DPD was adopted in July 2020 and forms a key part of the Local Plan for the Lancaster District 2011-2031. It sets out a series of generic planning policies which will be used by the Council to determine planning applications.

4.2 Relevant Planning Policy

Policy DM29: Key Design Principles

- 36) This policy states:

General Principles

New development should be as sustainable as possible and make a positive contribution to the surrounding landscape and / or townscape. The Council will expect development to:

I. Contribute positively to the identity and character of the area through good design, having regard to local distinctiveness, appropriate siting, layout, palate of materials, separation distances, orientation and scale;

II. Ensure there is no significant detrimental impact to amenity in relation to overshadowing, visual amenity, privacy, overlooking, massing and pollution;

III. Ensure that safety and security are fully considered through the design process;

IV. Promote diversity and choice through the delivery of a balanced mix of compatible buildings and uses; and

V. Create buildings and spaces that are adaptable to changing social, environmental, technological and economic conditions.

Accessibility and Highway Safety

VI. Be accessible to all sectors of the community, including people with disabilities;

VII. Promote and enhance access and permeability by creating places that connect with each other and existing services, and are easy to move through;

VIII. Incorporate suitable and safe access to the existing highway network and road layout design, in line with the latest standards;

IX. Ensure that highway safety and efficiency is maintained or improved; and

X. Maximise opportunities for cycling and walking linkages through and to/from a site to promote sustainable healthy travel

Green Infrastructure and the Natural Environment

XI. Deliver net gains in green infrastructure, retaining and enhancing, where possible, appropriate amounts of garden / outdoor space for occupiers of both proposed and neighbouring uses; and

XII. Provide sufficient landscaping areas / buffer zones and appropriate levels of open space provision to mitigate development impacts on adjoining sensitive uses and the open countryside.

Other Environmental Considerations

XIII. Minimise impacts on air quality (including odour), noise and light pollution;

XIV. Locate new development sensitive to pollution in locations where existing sources of noise, light or air pollution can be satisfactorily mitigated;

XV. Improve existing ground conditions and protect existing soil quality through addressing and remediating contaminated land and land instability issues where they exist;

XVI. Enhance opportunities for protected species such as bats and swifts through the inclusion of appropriate roosting habitats;

XVII. Incorporate sustainable surface water drainage through appropriate management techniques maximising, where possible, their opportunity to deliver amenity and biodiversity enhancements. Consideration should also be given to the direction of Policy DM35 in relation to water efficiency matters;

XVIII. Incorporate electric vehicle charging points in line with the guidance contained within Policy DM31 and the forthcoming Supplementary Planning Document on this matter;

XIX. Incorporate appropriate waste and recycling facilities with consideration given to the content of the Planning Advisory Note on this subject

Where major development proposals are likely, due to their size, location and scale, to have an adverse impact on the local built environment, the Council will encourage applicants to make use of Design Panels to assess such impacts at the pre-application stage. The views and recommendations of Design Panels will be given due consideration in the decision making process.

Gateway Locations

New development located at the entrances / gateways to major settlements (Morecambe, Lancaster and Carnforth) must be of a high standard of design and contribute towards creating a positive statement when entering these settlements. This approach is of particular importance on the southern and northern approaches to Lancaster via the A6; the eastern approaches to Lancaster via the A683 (Caton Road & Parliament Street); and the northern approach to Carnforth via the A6).'

Policy DM30: Sustainable Design

37) This policy states:

'Sustainable design has an important role to play in improving the overall sustainability performance of new development, offering opportunities to deliver improved efficiency and reduced environmental impacts. The Council is supportive of proposals that deliver high standards of sustainable design and construction.

In delivering sustainable development the Council will encourage development to deliver high standards of sustainable design and construction through consideration of:

- I. Measures to reduce energy consumption and carbon dioxide emissions, and water consumption;*
- II. Opportunities for energy supply from on-site, decentralised, renewable or low carbon energy systems;*
- III. Opportunities to contribute to local and community-led energy initiatives;*

- IV. Account of landform, layout, building orientation, massing and landscaping to minimise energy, water consumption and water efficiency measures;
- V. Use of materials that reduce energy demand (for example, insulation) and increase the energy efficiency of the building/development; and
- VI. The reuse of existing resources (including the conversion of existing buildings) where this would be 'fit for purpose.'

Policy DM31: Air Quality Management and Pollution

38) This policy states:

'All development proposals must demonstrate that they have sought to minimise the levels of air polluting emissions generated and adequately protect their new users, and existing users, from the effects of poor air quality.'

Development which is located within an Air Quality Management Area (AQMA), or any development which has the potential to, individually or cumulatively, contribute to increasing levels of air pollution, will be required to demonstrate how either on-site or off-site mitigation measures will be put in place to reduce the air quality impact. Any proposal must not significantly worsen any emissions or air pollutants in areas where pollution levels are close to objective / limit value levels.

Proposals should contribute towards delivering the actions detailed within the Lancaster District Air Quality Action Plan, once in place.

Any proposal must not worsen any emissions or air pollutants in areas that could result in a breach of, or worsen site-level critical loads for ecosystems within relevant Internationally designated nature conservation sites during both construction and operational phases. Air Quality Assessments must be submitted for relevant development proposals, as outlined in the Council's Validation Guide.

All development proposals will be expected to take account of the Council's forthcoming SPD on Low Emissions and Air Quality.'

Policy DM32: Contaminated Land

39) This policy states:

'Where it is considered that land may be affected by contamination, planning permission will only be granted for development provided that the following criteria are satisfied:

- I. All works, including investigation and recording the nature of any contamination, can be undertaken without the escape of contaminants that could cause unacceptable risk to health or to the environment;*
- II. Suitable methods of remediation are proposed, which set out an appropriate method statement for the treatment of contamination to the satisfaction of the Council; and*
- III. It is demonstrated that the development site will be suitable for the proposed use without risk from contaminants to people, buildings, services or the environment, including the apparatus of statutory providers.'*

Policy DM33: Development and Flood Risk

40) This policy states:

'Proposals will be required to minimise the risk of flooding to people and property by taking a sequential approach which directs development to the areas at the lowest risk of flooding. Consideration should be given to all sources of flood risk.

New development will need to satisfy the requirements of the sequential test and exception test where necessary in accordance with the requirements of national planning policy and any other relevant guidance. Where proposals fail to satisfy the requirement of these tests they will be refused.

The functional flood plain (flood zone 3b as identified within the Council's most up-to-date Strategic Flood Risk Assessment) will be protected from new development. New development must not impede the flow of water within flood zone 3b nor should it reduce the volume available for the storage of flood water. Proposals, other than for necessary essential infrastructure or water compatible uses, will only be permitted in the flood plain in exceptional circumstances.

Proposals for new development in areas at risk of flooding as defined by National Planning Policy will be required to meet the following criteria:

I. Proposals are supported by a Sequential Test, and where necessary Exception Test in accordance with National Planning Policy;

II. That they are supported by an appropriate site-specific Flood Risk Assessment (FRA) which demonstrates that the proposal meets the requirements of National Planning

Policy and accompanying practice guidance;

III. That safe, suitable and appropriate flood prevention and mitigation measures are agreed, implemented and maintained, including through design and layout, taking Climate Change into account, to ensure that development is appropriately flood resilient and resistant for its lifetime;

IV. There will be no net increase of flooding beyond the site as a result of development (such as increases in surface water run-off or the reduction in the capacity of flood storage areas);

V. There is no adverse effect on the operational functions of any watercourse or existing flood defence infrastructure;

VI. Sites should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way, in accordance with the SuDS hierarchy; and

VII. All proposals for new development must take account of the Council's most up-to-date

Strategic Flood Risk Assessment (or the most up-to-date Council flood risk assessment available) in combination with any other relevant evidence including that of the Lead Local Flood Authority (Lancashire County Council) and the Environment Agency.

Consideration must be given to the implementation of natural flood management techniques in partnership with the Lune Rivers Trust and other key organisations.'

Policy DM34: Surface Water Run-Off and Sustainable Drainage

41) This policy states:

'Surface water should be managed sustainably within new development. The Council expects that proposals for all new development will use Sustainable Urban Drainage Systems in accordance with the Surface Water Drainage Hierarchy.

Proposals for all new development should implement sustainable drainage systems, alternatives will only be permitted where it has been demonstrated to be inappropriate or impracticable.

Sustainable drainage systems should be designed with due regard to the Department for Environment, Food and Rural Affairs technical standards (2015) or any future replacement.

All proposals for major development will require a drainage strategy to be submitted. The drainage strategy must show the type of drainage system and/or measures proposed, how minimum standards of operation are appropriate and that clear arrangements are in place for ongoing maintenance over the lifetime of the development.'

Policy DM36: Protecting Water Resources and Infrastructure

42) This policy states:

'New development must:

- Not have a detrimental impact on surface water and groundwater quantity and quality caused by water run-off into nearby waterways;
- Not have a detrimental impact on the quality and standard of bathing water in the locality;
- Consider effective and efficient disposal of wastewater; and
- Seek to increase water availability and protect and improve the quality of rivers or groundwater where possible.

The development or expansion of water supply or waste water facilities will normally be permitted, either where needed to serve existing or proposed development, or in the interests of long term water supply and waste water management.'

Policy DM38: Development Affecting Conservation Areas

43) This policy states:

'Any development proposals and / or alterations to buildings, features and open spaces in Conservation Areas should preserve or enhance the character and appearance of the Conservation Areas. Specifically, they will be required to demonstrate that:

I. Proposals respect the character of the surrounding built form and its wider setting, in terms of design, siting, scale, massing, height and the materials used;

II. Proposals will not have an unacceptable impact on the historic street patterns / boundaries, open spaces, roofscape, skyline and setting including important views into and out of the area;

III. Proposals will not result in the loss or alteration of features which contribute to the special character of the building and area; and

IV. Proposed uses are sympathetic and appropriate to the character of the existing building and will not result in any detrimental impact on the visual amenity and wider setting of the Conservation Area. Outline applications for development within Conservation Areas will be discouraged as it is expected that a full assessment will be required of the impact that the proposal may have on elements that contribute to the area's significance and understanding.

There will be a presumption in favour of the retention of buildings and/or features which make a positive contribution to the special character and appearance of a Conservation Area (as identified within a Conservation Area Appraisal). Any harm (substantial or less than substantial) will be weighed against the public benefits arising from the scheme.

Substantial harm to the Conservation Area will not be permitted unless it can be demonstrated that the substantial loss or harm is necessary to achieve substantial public benefits that outweigh the harm or loss. All the criteria which are set out within paragraph 133 of the National Planning Policy Framework should be met.

Where a development proposal will lead to less than substantial harm to the significance of the Conservation Areas, this harm should be weighed against the public benefits of the proposal.

No loss will be permitted without taking all reasonable steps to ensure that the new development will immediately proceed after the loss has occurred.

All proposals that are located within a Conservation Area or its setting must be accompanied by a clear Heritage Statement providing details of the proposed development and its impact on the significance of the Conservation Area. They should give due consideration to all relevant policies within the Development Management DPD.

Where appropriate, the Council will encourage the use of Design Panels in determining that proposals are of the highest design standards and mitigate any impacts on the surrounding historic environment.'

Policy DM39: The Setting of Designated Heritage Assets

44) This policy states:

'The Council recognises the contribution that the setting of a designated heritage assets can make to its significance. This includes Listed Buildings, Scheduled Monuments, Registered Parks and Gardens and Conservation Areas.

The Council will look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance. Development proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset will be treated favourably.

When assessing a proposal affecting the setting of a designated heritage asset, reference will be made to any existing evidence which may include Conservation Area Appraisals, Heritage Assessments, Landscape or Urban Characterisations and Design Guidance.

Development proposals affecting the setting of designated heritage assets will be expected to include an assessment, which should be undertaken as a series of four steps:

Step 1: identify which heritage assets and their settings are affected;

Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;

Step 3: assess the effects of the proposed development, whether beneficial or harmful, on the significance or the ability to appreciate it. This will include consideration of the location and siting of development, form and appearance, wider effects of development and the permanence of development; and

Step 4: explore the way to maximise enhancement and avoid or minimise harm and provide a statement which sets out necessary mitigation measures to achieve this.

All proposals which would impact upon the setting of a designated heritage asset must be accompanied by a clear heritage statement providing details of the proposed development and the assessment

outlined in this Policy. They should give due consideration to all relevant policies within the Development Management DPD.

Where appropriate, the Council will encourage the use of Design Panels in determining that proposals are of the highest design standards and mitigate any impacts on the surrounding historic environment.'

Policy DM41: Development Affecting Non-Designated Heritage or Their Settings

45) This policy states:

'Where a Non-Designated Heritage Asset is affected by a development proposal, the effect of the application on its significance will be taken into account.

All proposals which would impact upon a Non-Designated Heritage Asset must be accompanied by a Heritage Statement describing the significance of the heritage asset, including any contribution made by its setting, as well as providing details of the proposed development and its impact on the significance of the Non-Designated Heritage Asset.

The effect of a proposal on the significance of a non-designated heritage asset will be taken into account and in weighing proposals that affect directly or indirectly non designated heritage assets, a balanced judgement will be made having regard to the scale of any harm or loss and the significance of the heritage asset.

Any loss of the whole or part of such an asset will require clear and convincing justification. No loss will be permitted without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

Any extensions or alterations should be designed sympathetically, without detracting from or competing with the heritage asset. Proposals should relate appropriately in terms of siting, style, scale, massing, height and materials.

Proposals affecting the setting of a Non-Designated Heritage Asset will be required to give due consideration to its significance and ensure that this is protected or enhanced where possible.

New buildings and any associated landscaping within the curtilage of a non-designated heritage asset, or in close proximity to, should ensure that the setting is not compromised. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset will be treated favourably.

Where appropriate, the Council will encourage the use of Design Panels in determining that proposals are of the highest design standards and mitigate any impacts on the surrounding historic environment.'

Policy DM42: Archaeology

46) This policy states:

'Development proposals should conserve or enhance those elements which contribute towards the significance of a Scheduled Monument or an archaeological site of national importance. Harm to such elements will only be permitted where it is clearly justified and outweighed by the public benefits of the proposals. Substantial harm or total loss of the significance of a Scheduled Monument or a site of national significance will only be permitted in exceptional circumstances.

Proposals affecting archaeological sites of less than national importance should conserve those elements which contribute to their significance in line with the importance of the remains.

Where development affecting such sites is acceptable in principle, the Council will ensure mitigation of damage through preservation of the remains in situ as a preferred solution. When in situ preservation is not justified, the developer will be required to make adequate provision for excavation and recording before or during development. Subsequent analysis, publication and dissemination of the findings will be required to be submitted to the Council and deposited with the Historic Environment Report. The ability to record should not be a factor in deciding whether such a loss should be permitted.

In situations where it is considered that archaeological sites and monuments would be affected, applicants will be required to commission a desk-based assessment with reference to the Historic Environment Record (HER), or greater investigation in some cases, before a planning application can be determined to allow for an informed and reasonable planning decision to be made.'

Policy DM44: The Protection and Enhancement of Biodiversity

47) This policy states:

'The Council will support proposals where the primary objective is to conserve or enhance biodiversity and/or geodiversity or where development proposals provide better opportunities to secure management for the long-term biodiversity and geodiversity enhancement.

Development proposals should protect and enhance biodiversity and/or geodiversity, to minimise both direct and indirect impacts. There should, as a principle, be a net gain of biodiversity assets wherever possible. Where harm from development cannot be avoided, a developer must clearly demonstrate that the negative effects of a proposal can be mitigated, or as a last resort, compensated for. Where a proposal leads to significant harm planning permission should be refused.

Priority should be given to protecting and enhancing the habitats and species of principal importance for conservation as outlined in the Section 41 list, of the 2006 National Environmental and Rural (NERC) Act.

Development affecting Internationally Designated Sites

A development proposal affecting directly or indirectly an international designated site's qualifying habitat and/or species are subject to the requirements of The Conservation and Habitats and Species Regulations 2017. In accordance with the above regulations where a proposal has implications for internationally designated sites, the proposal will be expected to be accompanied by sufficient information to inform a suitable Habitats Regulation Assessment.

Adverse effects should be avoided, but where this is not possible they should be mitigated, to make sure that the integrity of the internationally important sites are protected. Development that may adversely affect the integrity of internationally important sites will only be permitted where there are absolutely no alternative solutions and there are imperative reasons of overriding public interest and where compensatory provision has been made. Such mitigation or compensation must be functional before any likely adverse effect arises and should be accompanied by a dedicated project related Habitats Regulation Assessment. This also applies to sites and habitats outside the designated boundaries, which are shown to be functionally linked and support species listed as being important in the designations of the internationally important sites (i.e. supporting habitat).

Development proposals that involve the removal of naturally occurring areas of water worn limestone, or that could damage limestone pavement, will not be permitted.

Development affecting Nationally Designated Sites

A development proposals will not be permitted where it results in an adverse effect on sites of national importance for biodiversity and/or geology. In exceptional circumstances, development proposals may be considered acceptable where the benefits of the development clearly outweigh both the impacts that the development is likely to have on the defining features of the site and the broader impacts on the

national network of that designation. Where adverse effects are unavoidable these should be minimised and mitigated against, and where this cannot be achieved, compensated for via net gains. Proposals should meet the requirements of paragraph 118 of the National Planning Policy Framework.

Developments affecting other Environmentally Sensitive Sites and Species

A development proposals will not be permitted where there is an adverse effect on priority species and priority habitat or sites of a local or regional importance for biodiversity and/or geology, unless the benefits of the proposal outweigh the potential adverse effects. Where adverse effects are unavoidable a development proposal will be required to demonstrate that:

I. Adverse effects are minimised;

II. Provision is made for mitigation and compensation measures, such as on-site landscape works, off-site habitat creation, species relocation and ongoing management as appropriate, such that there is a clear net gain for biodiversity; and

III. The biodiversity value of the site is not compromised, both on its own and as part of the wider network of sites.

Ecological Networks

Development proposals should retain, protect and enhance ecological networks to prevent these habitats from becoming fragmented and isolated. Opportunities should also be sought to improve and extend the ecological network. Existing landscaping and natural features (such as trees, hedges, riverbanks and watercourses) should also be retained, where possible, to enhance biodiversity and create wildlife and recreational corridors. Proposals should not result in habitat fragmentation.

Development should, where appropriate, seek to achieve beneficial measures within the design and layout of development. For new buildings and conversions, practical measures such as swift bricks, hedgehog highways, bat boxes or access tiles and living walls should be considered for species that are dependent on the built environment.

Protection of Soils and Land of Agricultural Value

Development proposals should protect and enhance soil resource and minimise the loss of the most fertile soil and soil erosion.

Development proposals should avoid the use of the best and most versatile agricultural land and should, as far as possible, use the lowest grade of land suitable.'

Policy DM45: Protection of Trees, Hedgerows and Woodland

48) This policy states:

'Protection of Trees, Hedgerows and Woodland

The Council will support the protection of trees and hedgerows that positively contribute, either as individual specimens or as part of a wider group, to the visual amenity, landscape character and/or environmental value of the location.

The Council will also protect ancient trees and ancient woodland, supporting opportunities which increase the resilience of all woodlands to Climate Change, pests and diseases.

New development should positively incorporate existing trees and hedgerows. Where this cannot be achieved the onus is on the applicant to justify the loss of trees and hedgerows as part of their

Arboricultural Implications Assessment (AIA – further guidance as to the content of such an assessment is provided within the Council's Planning Applications Validation Guide). Where the loss is adequately justified the Council will seek replacement tree planting at the ratios adopted in the Council's Tree Policy (2010), or successor documents.

Encouraging Tree and Hedgerow Cover

The Council will expect appropriate opportunities to encourage the planting of new trees, hedgerows and woodland, making use of indigenous species, throughout the district in an effort to mitigate against the impacts of Climate Change, and to enhance the character and appearance of the district.'

Policy DM46: Development and Landscape Impact

49) This policy states:

'Development affecting Protected Landscapes In determining planning applications the Council will attach great weight to the protection of nationally important designated landscapes. The Council will require proposals that are within, or would impact upon the setting of, designated landscapes to be appropriate to the landscape character type and designation. In relation to proposals within Areas of Outstanding Natural Beauty (AONBs) they should be sustainable, consistent with the primary purpose of the AONB designation and support the special qualities of the AONB as set out in the AONB Management Plans.

Development proposals should, through their siting, scale, massing, materials, landscaping, vernacular style and design seek to contribute positively to the conservation and enhancement of the protected landscape and its setting.

Consideration will be given to both the individual and cumulative impacts of a proposal. Proposals that would have a significant adverse effect upon the character of the landscape or visual amenity of protected landscapes will not be permitted in accordance with paragraphs 115 and 116 of the National Planning Policy Framework.

Development proposals within the Arnside & Silverdale Area of Outstanding Natural Beauty will be expected to comply with the policies of the DPD for this area.

Development affecting Local Landscape Designations

Key Urban Landscapes and Urban Setting Landscapes are two local landscape designations identified on the Local Plan Policies Map. The contribution that these designations make to the character and setting of the urban areas will be conserved and important natural features safeguarded, providing particular regard to the historic townscape and built form of the urban areas. Within these areas the Council will only support development that preserves the open nature of the area and the character and appearance of its surroundings in accordance with Policy EN5 of the Strategic Policies & Land Allocations DPD.

Development outside of Protected and Designated Landscapes

In addition to nationally protected and locally designated landscapes the district also has a range of landscapes and townscape which are valued, unique and provide a distinct sense of place, which the Council seeks to protect and enhance.

Outside of protected and designated landscapes the Council will support development that is in scale and keeping with the landscape character and is appropriate to its surroundings in terms of siting, scale, massing, design, materials, external appearance and landscaping. Consideration will be given to both the individual and cumulative impacts of a proposal.

Development affecting Coastal Landscapes and Seascapes

Proposals located in coastal locations should be considered against their impacts on coastal landscapes and seascapes, in particular in relation to Morecambe Bay and the Lune Estuary

The Council will look to protect the undeveloped coast, supporting proposals that conserve the natural character and landscape of the undeveloped coast.

Landscape and Visual Impact Assessments

A Landscape and Visual Impact Assessment (LVIA) will be required where the proposal is for a Schedule I EIA development; the proposal is for wind turbines, pylons, telecommunication masts and solar farms; the proposal involves significant landscape or visual impact by virtue of the sensitivity of the location within or adjacent to an AONB or National Park or the proximity of the proposal to a heritage asset where it is likely to affect the assets setting.

The LVIA should systematically assess the effects of change on the landscape character and visual amenity, including cumulative impacts, as a consequence of the development proposal. Through such an assessment, development proposals should be designed to avoid negative landscape effects and where this is not possible negative landscape effects should be reduced or offset through appropriate mitigation/compensatory measures.'

Policy DM57: Health and Well-Being

50) This policy states:

'The Council will expect development in the district to promote health and well-being and contribute to addressing health inequalities. To do this, development should seek to deliver health benefits to all sections of society, but must focus proportionately more to benefiting those lower down the social gradient. Measures to ensure this expectation is achieved are as follows:

I. Ensuring that development is designed to promote physical activity, through the appropriate arrangement of buildings and uses, access, open space and landscaping and the provision of facilities to support walking and cycling;

II. Integrating development with public realm and public transport, and in particular ensuring that local facilities and services are easily accessible by foot or bicycle;

III. Ensuring that infrastructure is in place to support development, such as providing or contributing to open space, children's play facilities, food growing, indoor and outdoor leisure provision and healthcare facilities;

IV. Ensuring development does not have an adverse impact on the environment such as air, noise and water pollution and remediation of contaminated land prior to development must be undertaken where appropriate.

The Council will require the submission of Health Impact Assessments for major schemes of more than 100 housing units or 10,000sqm for commercial uses where they are considered to have potential impacts on health and well-being. This will depend on the nature and scale of such development which should be discussed at a pre-application stage.

In order to promote health and well-being across the social gradient the Council will expect proposals to:

V. Protect and improve social and community facilities such as healthcare facilities, community halls and indoor leisure provision, and arts and cultural facilities and ensuring that new development contributes appropriately to supporting such infrastructure;

VI. Protect, increase and enhance open space provision, allotments and food growing schemes, biodiversity and nature conservation assets and the provision of children's play facilities;

VII. Seek to manage access to hot food takeaways such as restricting proposals for new hot food takeaways from locations within 400 metres of secondary schools and working with businesses and developers to promote healthier lifestyles through design and types of use within developments; and

VIII. Seek to expand the network of safe pedestrian and cycle routes in accordance with the County Council's Highways and Transport Masterplan and Cycling & Walking Strategy and ensure that areas dedicated to vehicular circulation are designed with pedestrian safety and needs of vulnerable groups in mind.

Proposals should have due regard to all relevant policies within the Local Plan, in particular Policies DM20, DM27, DM57 and DM61 of the Development Management DPD.'

Policy DM60: Enhancing Accessibility and Transport Linkages

51) This policy states:

'The Council will seek to ensure that development proposals, particularly those that will generate significant footfall and motorised vehicle journeys, are located where sustainable travel patterns can be achieved. This will seek to ensure that higher density mixed-use developments are located in accessible centres or in close proximity to main public transport routes.

Proposals should minimise the need to travel, particularly by private car, and maximise the opportunities for the use of walking, cycling and public transport. Development proposals will be supported where they seek to:

I. Make the best use of existing public transport services and, where appropriate provide opportunities for improving and sustaining the viability of those services;

II. Ensure that there is convenient access for walking and cycling to local amenities, including education, employment and community facilities;

III. Create buildings and places that are easily accessible for the whole community, particularly those with disabilities;

IV. Develop an innovative and flexible approach to the delivery of public transport in rural areas of the district;

V. Include measures that address matters of highway safety to the satisfaction of the local highway authority;

VI. Ensure that the proposal site can be accessed safely both during the construction and occupation phases of development;

VII. Make appropriate provision for parking in accordance with Policy DM62 and the car parking standards set out in Appendix E of this document, in terms of both the number of spaces provided and their location in relation to the development, to encourage sustainable travel patterns and avoid congestion and adverse highway safety impacts caused by excessive on-street parking; and

VIII. Be designed and located to ensure the provision of safe streets and reduce as far as possible the negative impacts of vehicles in accordance with paragraph 32 of the National Planning Policy Framework. This should address issues such as highway efficiency and excessive volumes of traffic, fumes and noise and also where possible road infrastructure should seek to complement and enhance the landscape and townscape.

Where proposals are not able to achieve this, it must be clearly demonstrated that significant impacts can be addressed through the preparation of a Travel Plan in accordance with Policy DM63.

Development proposals should seek to maximise efficiency and capacity on the existing transport and highway network. Where such capacity is insufficient to accommodate the proposal, the provision of new transport and highway infrastructure will be sought as a priority. Depending on the scale, nature and location of development, new infrastructure, either in whole or in part, will be required to enable the properly phased implementation of the development. Where capacity is insufficient, and inadequate mitigation measures are proposed to remediate this issue, then planning permission is likely to be refused.'

Policy DM61: Walking and Cycling

52) This policy states:

Walking

To protect, maintain and improve the pedestrian environment, the Council will ensure that development proposals:

I. Maintain, and where possible improve the existing pedestrian infrastructure in accordance with Policy T2 of the Strategic Policies & Land Allocations DPD, including the Public Rights of Way (PROW) and green infrastructure network;

II. Ensure that no adverse impacts are created for the pedestrian environment, particularly in relation to pedestrian safety, and provide appropriate pedestrian access for all sections of the community;

III. Improves the safety and security of the pedestrian environment through the use of appropriate design and lighting.

Policy. Appropriate alternative diversion routes will be considered where it is not feasible or appropriate to retain the existing route, to the satisfaction of Lancashire County Council.

Development that will generate a significant level of footfall should be located within central or highly accessible locations, which provide good access for pedestrians and have due consideration to the criteria set out in (I) to (III) above and any other relevant guidance provided on this matter.

Cycling

To build on the previous success of Lancaster's designation as a 'Cycling Demonstration Town' the Council will ensure that development proposals do not adversely impact on the existing cycling network or cycle users. Development proposals should also encourage greater opportunities for cycle users through good design, and deliver appropriate cycle access. Proposals should also include appropriate linkages to the existing cycle network and secure and covered cycle parking and storage facilities.

Cycling improvements should be implemented across all communities on the social gradient, but with a particular focus on those lower down the gradient. Non-residential development proposals should also promote shower changing facilities for staff.

The Council will, where possible, support the growth of the local cycling network within the district (as defined in Policy T2 of the Strategic Policies and Land Allocations DPD) to encourage and maintain the growth of cycle usage as a viable and suitable form of transport, and recognise the value of such a network in creating a coherent network of green infrastructure. Support will be given to proposals that seek to enhance and improve the existing network, in accordance with the County Council's Cycling and Walking Strategy and Policy T2.'

Policy DM63: Transport Efficiency and Travel Plans

53) This policy states:

'The Council will support proposals that maximise opportunities for the use of sustainable modes of travel. Development proposals should make appropriate contributions (having due regard to cost-effectiveness) to improve the transport network and transport infrastructure, particularly to facilitate walking, cycling and public transport (bus and rail) to encourage the use of alternative forms of transport from the private car.

Proposals that would generate a high number of trips or visits, or generate significant traffic movements on the local highway network should be located in a sustainable location which can be accessed through a variety of transport modes. Proposals should not give rise to traffic volumes that exceed the capacity of the local road network without mitigation measures being agreed, nor cause harm to the character of the surrounding area.

To demonstrate the likely impacts of a development proposal a 'Transport Assessment' or 'Transport Statement' may be required. This requirement will be dependent on the size, nature, scale, location and potential impact of the proposal. The requirement for such an assessment or statement is set out in the Council's Planning Application Validation Guide.

The 'Travel Plan' will also be required where the development involves significant residential, commercial or employment development or non-residential institutions including schools, colleges, universities and hospitals.

Development proposals will be supported where a Travel Plan can demonstrate that appropriate mitigation measures can be achieved, and a clear approach is identified to deliver such measures.'

5. Wray with Botton Neighbourhood Plan (Lancaster)

5.1 Background

- 54) The Proposed Bowland Section is within the boundary of the Wray-with-Botton Neighbourhood Plan, which was formally adopted by Lancaster City Council at a Full Council Committee in July 2019. As per Neighbourhood Plan Regulations 2012, this plan should be used when determining planning applications within the identified neighbourhood area.

5.2 Relevant Planning Policy

Policy BE1 - Design

- 55) This policy states:

'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.'*

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

- 56) This policy states:

'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.'

Policy NE3 - Historic Environment

57) This policy states:

'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.'

6. Ribble Valley Core Strategy

6.1 Background

58) The Ribble Valley Core Strategy was adopted in December 2014 and forms part of the statutory Development Plan for the Borough. It sets out the strategic planning policy framework to guide development in the borough up to 2028.

6.2 Relevant Planning Policy

Key Statement EN3: Sustainable Development and Climate Change

59) This policy states:

'The Council will seek to ensure that all development meets an appropriate recognised sustainable design and construction standard where viable to do so, in order to address both the causes and consequences of climate change. In particular, all development will be required to demonstrate how it will contribute towards reducing the Borough's carbon footprint. The Council will assess applications against the current Code of Sustainable Homes, Lifetime Homes and Buildings for Life and BREEAM standards, or any subsequent nationally recognised standards.

Proposals for the development of new renewable energy generation facilities, including onshore wind turbine technologies, will be considered. This will require the consideration of many factors including the need to reduce the area's carbon footprint whilst also recognising its exceptional environmental and landscape context.

In adapting to the effects of climate change it is expected that proposals for development will demonstrate how sustainable development principles and sustainable construction methods, such as the use of sustainable drainage systems, will be incorporated.

New development in vulnerable areas should ensure that risks can be managed through suitable measures, including through the conservation of biodiversity, improvement of ecological networks and the provision of green infrastructure.

All development should optimise energy efficiency by using new technologies and minimising the use of energy through appropriate design, layout, material and landscaping and address any potential issues relating to flood risk.

Ribble Valley Borough Council will liaise with the County Council over development within Mineral Safeguarding Areas (MSAs) in both proposing future site allocations and in determining planning applications. This liaison will include consideration of the issue of preventing the unnecessary sterilisation of mineral resources within MSAs and, where feasible and practicable, the prior extraction of mineral resources.

On larger schemes, planning permission will only be granted for developments on sites that deliver a proportion of renewable or low carbon energy on site based on targets elaborated within the relevant Development Management policy and also incorporate recycled or reclaimed materials or minimise the use of energy by using energy efficiency solutions and technologies. Where developments fail to achieve any of these, it must be demonstrated why this cannot be achieved.'

Key Statement EN4: Biodiversity and Geodiversity

60) This policy states:

'The Council will seek wherever possible to conserve and enhance the area's biodiversity and geodiversity and to avoid the fragmentation and isolation of natural habitats and help develop green corridors. Where appropriate, cross-Local Authority boundary working will continue to take place to achieve this.

Negative impacts on biodiversity through development proposals should be avoided. Development proposals that adversely affect a site of recognised environmental or ecological importance will only be permitted where a developer can demonstrate that the negative effects of a proposed development can be mitigated, or as a last resort, compensated for. It will be the developer's responsibility to identify and agree an acceptable scheme, accompanied by appropriate survey information, before an application is determined. There should, as a principle be a net enhancement of biodiversity. These sites are as follows:

- *Sites of Special Scientific Interest (SSSIs)*
- *Local Nature Reserves (LNRs)*
- *Local Biological Heritage sites (CBHs)*
- *Special Areas of Conservation (SACs) and Special Protection Areas (SPAs)*
- *Local Geodiversity Heritage Sites*
- *Ancient Woodlands*
- *Lancashire Biodiversity Action Plan priority habitats and species*
- *European Directive on Protected Species and Habitats - Annexe 1 Habitats and Annexe II Species*
- *Habitats and Species of Principal Importance in England*

With respect to sites designated through European legislation the Authority will be bound by the provisions of the relevant Habitats Directives and Regulations.

For those sites that are not statutorily designated and compensation could be managed through a mechanism such as biodiversity off-setting via conservation credits.'

Key Statement EN5: Heritage Assets

61) This policy states:

'There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits.

This will be achieved through:

- *Recognising that the best way of ensuring the long term protection of heritage assets is to ensure a viable use that optimises opportunities for sustaining and enhancing its significance.*
- *Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance and significance of the area.*
- *Considering any development proposals which may impact on a heritage asset or their setting through seeking benefits that conserve and enhance their significance and avoids any substantial harm to the heritage asset.*

- *Requiring all development proposals to make a positive contribution to local distinctiveness/sense of place.*
- *The consideration of Article 4 Directions to restrict permitted development rights where the exercise of such rights would harm the historic environment.'*

Key Statement EC2: Development of Retail, Shops and Community Facilities and Services

62) This Policy states:

- *Development that supports and enhances the vibrancy, consumer choice and vitality and unique character of the area's important retail and service centres of Clitheroe, Longridge and Whalley will be supported in principle*
- *Proposals that have an adverse impact on existing community facilities would only be permitted as an exception where the proposed development would bring defined and demonstrable benefits*
- *The council will put in place detailed development plans as appropriate to provide a strategic framework to guide the future development of the centres and support appropriate sustainable growth.*
- *The Council will also continue to require robust evidence that much needed smaller retail and other facilities in the more rural parts of the area are no longer viable before considering other forms of use.*
- *Provision for new convenience retail floor space of up to 1815 sq m for Clitheroe, 140 sq m for Longridge and 250 sq m for Whalley will be allocated.*
- *Provision for new comparison retail floor space of up to 2630 sq m for Clitheroe, 640 sq m for Longridge and 240 sq m for Whalley will be allocated.*

Key Statement DMI2: Transport Considerations

63) This Policy states:

- *New development should be located to minimise the need to travel. Also it should incorporate good access by foot and cycle and have convenient links to public transport to reduce the need for travel by private car.*
- *In general, schemes offering opportunities for more sustainable means of transport and sustainable travel improvements will be supported. Sites for potential future railway stations at Chatburn and Gisburn will be protected from inappropriate development.*
- *Major applications should always be accompanied by a comprehensive travel plan*

Policy DMG1: General Considerations

64) This policy states:

'In determining planning applications, all development must:

Design

1. *Be of a high standard of building design which considers the 8 building in context principles (from the cbe/english heritage building on context toolkit.*

- 2. Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.*
- 3. Consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.*
- 4. Use sustainable construction techniques where possible and provide evidence that energy efficiency, as described within policy dme5, has been incorporated into schemes where possible.*
- 5. The code for sustainable homes and lifetime homes, or any subsequent nationally recognised equivalent standards, should be incorporated into schemes.*

Access

- 1. Consider the potential traffic and car parking implications.*
- 2. Ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated.*
- 3. Consider the protection and enhancement of public rights of way and access.*

Amenity

- 1. Not adversely affect the amenities of the surrounding area.*
- 2. Provide adequate day lighting and privacy distances.*
- 3. Have regard to public safety and secured by design principles.*
- 4. Consider air quality and mitigate adverse impacts where possible.*

Environment

- 1. Consider the environmental implications such as SSSIs, County Heritage Sites, Local Nature Reserves, Biodiversity Action Plan (BAP) habitats and species, Special Areas of Conservation and Special Protected Areas, protected species, green corridors and other sites of nature conservation.*
- 2. With regards to possible effects upon the natural environment, the council propose that the principles of the mitigation hierarchy be followed. This gives sequential preference to the following: 1) enhance the environment 2) avoid the impact 3) minimise the impact 4) restore the damage 5) compensate for the damage 6) offset the damage. 3. All development must protect and enhance heritage assets and their settings.*
- 4. All new development proposals will be required to take into account the risks arising from former coal mining and, where necessary, incorporate suitable mitigation measures to address them.*
- 5. Achieve efficient land use and the reuse and remediation of previously developed sites where possible. Previously developed sites should always be used instead of greenfield sites where possible.*

Infrastructure

- 1. Not result in the net loss of important open space, including public and private playing fields without a robust assessment that the sites are surplus to need. In assessing this, regard must be had to the level of provision and standard of public open space in the area, the importance of playing fields*

and the need to protect school playing fields to meet future needs. Regard will also be had to the landscape or townscape of an area and the importance the open space has on this.

2. Have regard to the availability to key infrastructure with capacity. Where key infrastructure with capacity is not available it may be necessary to phase development to allow infrastructure enhancements to take place.

3. Consider the potential impact on social infrastructure provision.

Other

1. Not prejudice future development which would provide significant environmental and amenity improvements.'

Policy DMG2: Strategic Considerations

65) This policy states:

'Development should be in accordance with the core strategy development strategy and should support the spatial vision.

1. Development proposals in the principal settlements of Clitheroe, Longridge and Whalley and the tier 1 villages should consolidate, expand or round-off development so that it is closely related to the main built up areas, ensuring this is appropriate to the scale of, and in keeping with, the existing settlement.

Within the tier 2 villages and outside the defined settlement areas development must meet at least one of the following considerations:

- 1. The development should be essential to the local economy or social well-being of the area.*
- 2. The development is needed for the purposes of forestry or agriculture.*
- 3. The development is for local needs housing which meets an identified need and is secured as such.*
- 4. The development is for small scale tourism or recreational developments appropriate to a rural area.*
- 5. The development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated.*
- 6. The development is compatible with the enterprise zone designation.*

Within the open countryside development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting. Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build.

In protecting the designated Area of Outstanding Natural Beauty the council will have regard to the economic and social well-being of the area. However the most important consideration in the assessment of any development proposals will be the protection, conservation and enhancement of the landscape and character of the area avoiding where possible habitat fragmentation. Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build. Development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the AONB by virtue of its size, design, use of material,

landscaping and siting. The AONB management plan should be considered and will be used by the council in determining planning applications.

For the purposes of this policy the term settlement is defined in the glossary. Current settlement boundaries will be updated in subsequent DPDs.'

Policy DMG3: Transport and Mobility

66) This policy states:

'In making decisions on development proposals the local planning authority will, in addition to assessing proposals within the context of the development strategy, attach considerable weight to:

The availability and adequacy of public transport and associated infrastructure to serve those moving to and from the development –

- 1. The relationship of the site to the primary route network and the strategic road network.*
- 2. The provision made for access to the development by pedestrian, cyclists and those with reduced mobility.*
- 3. Proposals which promote development within existing developed areas or extensions to them at locations which are highly accessible by means other than the private car.*
- 4. Proposals which locate major generators of travel demand in existing centres which are highly accessible by means other than the private car.*
- 5. Proposals which strengthen existing town and village centres which offer a range of everyday community shopping and employment opportunities by protecting and enhancing their vitality and viability.*
- 6. Proposals which locate development in areas which maintain and improve choice for people to walk, cycle or catch public transport rather than drive between homes and facilities which they need to visit regularly.*
- 7. Proposals which limit parking provision for developments and other on or off street parking provision to discourage reliance on the car for work and other journeys where there are effective alternatives.*

All major proposals should offer opportunities for increased use of, or the improved provision of, bus and rail facilities.

All development proposals will be required to provide adequate car parking and servicing space in line with currently approved standards.

The council will protect land currently identified on the proposals map from inappropriate development that may be required for the opening of stations at Gisburn and Chatburn. Any planning application relating to these sites will be assessed having regard to the likelihood of the sites being required and the amount of harm that will be caused to the possible implementation of schemes.

The council will resist development that will result in the loss of opportunities to transport freight by rail.'

Policy DME1: Protecting Trees and Woodlands

67) This policy states:

'There will be a presumption against the clearance of broad-leaved woodland for development proposes. The council will seek to ensure that woodland management safe guards the structural integrity and visual amenity value of woodland, enhances biodiversity and provides environmental health benefits for the residents of the borough. The council encourages successional tree planting to ensure tree cover is maintained into the future.

Where applications are likely to have a substantial effect on tree cover, the borough council will require detailed arboricultural survey information and tree constraint plans including appropriate plans and particulars. These will include the position of every tree on site that could be influenced by the proposed development and any tree on neighbouring land that is also likely to be with in influencing distance and could also include other relevant information such as stem diameter and crown spread. The borough council will ensure that:

- 1. The visual, botanical and historical value, together with the useful and safe life expectancy of tree cover, are important factors in determining planning applications. This will include an assessment of the impact of the density of development, lay out of roads, access points and services on any affected trees.*
- 2. That a detailed tree protection plan is submitted with appropriate levels of detail.*
- 3. Site-specific tree protection planning conditions are attached to planning permissions.*

Tree preservation orders

The borough council will make tree preservation orders where important individual trees or groups of trees and woodland of visual, and/or botanical and/or historical value appears to be under threat. The council will expect every tree work application for work to protected trees to be in accordance with modern arboricultural practices and current British standards.

Ancient woodlands

Development proposals that would result in loss or damage to ancient woodlands will be refused unless the need for, and the benefits of, the development in that location outweigh the loss of the woodland habitat. In addition, in circumstances where a development would affect an ancient woodland, the borough council will seek to include appropriate woodland planting and management regimes through planning conditions and agreements.

Veteran and ancient trees

The borough council will take measures through appropriate planning conditions, legislation and management regimes to ensure that any tree classified identified as veteran/ancient tree is afforded sufficient level of protection and appropriate management in order to ensure its long term survivability.

Hedgerows

The borough council will use the hedgerow regulations to protect hedgerows considered to be under threat and use planning conditions to protect and enhance hedgerows through the use of traditional management regimes and planting with appropriate hedgerow species mix.

Felling licences

When consulted on felling licence applications, the council will attempt to minimise the short-term adverse impact on the landscape and ensure replanting schemes contain an appropriate balance of species to safeguard and enhance the biodiversity and landscape value of woodland. '

Policy DME2: Landscape and Townscape Protection

68) This policy states:

'Development proposals will be refused which significantly harm important landscape or landscape features including:

- 1. Traditional stone walls.*
- 2. Ponds.*
- 3. Characteristic herb rich meadows and pastures.*
- 4. Woodlands.*
- 5. Copses.*
- 6. Hedgerows and individual trees (other than in exceptional circumstances where satisfactory works of mitigation or enhancement would be achieved, including rebuilding, replanting and landscape management).*
- 7. Townscape elements such as the scale, form, and materials that contribute to the characteristic townscapes of the area.*
- 8. Upland landscapes and associated habitats such as blanket bog.*
- 9. Botanically rich roadside verges (that are worthy of protection).'*

Policy DME3: Site and Species Protection and Conservation

69) This policy states:

'Development proposals that are likely to adversely affect the following will not be granted planning permission. Exceptions will only be made where it can clearly be demonstrated that the benefits of a development at a site outweigh both the local and the wider impacts. Planning conditions or agreements will be used to secure protection or, in the case of any exceptional development as defined above, to mitigate any harm, unless arrangements can be made through planning conditions or agreements to secure their protection:

- 1. Wildlife species protected by law*
- 2. SSSI's*
- 3. Priority habitats or species identified in the Lancashire Biodiversity Action Plan*
- 4. Local Nature Reserves*
- 5. County Biological Heritage Sites*
- 6. Special Areas of Conservation (SACs)*
- 7. Special Protected Areas (SPAs)*
- 8. Any acknowledged nature conservation value of sites or species.*

Developers are encouraged to consider incorporating measures to enhance biodiversity where appropriate that will complement priority habitats and species identified in the Lancashire BAP.

With regard to sites designated under European legislation the authority will follow the relevant processes as defined within the Habitats Regulations 2010. Development will not be permitted unless either it is established that it is not likely to have a significant effect on any RAMSAR site or Natura 2000 site (including Special Protection Areas, potential Special Protection Areas, Special Areas Of Conservation, candidate Special Areas of Conservation), either alone or in combination with other projects, or it is ascertained, following appropriate assessment, that it will not adversely affect the integrity of any RAMSAR site or Natura 2000 site. The habitats regulations include provision for development which may cause an adverse effect on integrity to be allowed under exceptional circumstances. These include where there are no alternative solutions, imperative reasons of overriding public interest can be demonstrated and appropriate compensatory measures are implemented. In terms of the protection of the soil resource and high quality agricultural land development and land management practices should seek to avoid soil erosion; avoid contamination of land and promote restoration, protect the peat resource and recognise the importance of peat in particular for its carbon sequestration value, water quality improvements for both drinking water and biodiversity, reduction of local flood risk and reduction of moorland wildfire risk. The important link between soil quality, the natural environment and the landscape should be recognised.'

Policy DME4: Protecting Heritage Assets

70) This policy states:

'In considering development proposals the council will make a presumption in favour of the conservation and enhancement of heritage assets and their settings.

1. Conservation areas

Proposals within, or affecting views into and out of, or affecting the setting of a conservation area will be required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance. This should include considerations as to whether it conserves and enhances the special architectural and historic character of the area as set out in the relevant conservation area appraisal. Development which makes a positive contribution and conserves and enhances the character, appearance and significance of the area in terms of its location, scale, size, design and materials and existing buildings, structures, trees and open spaces will be supported.

In the conservation areas there will be a presumption in favour of the conservation and enhancement of elements that make a positive contribution to the character or appearance of the conservation area.

2. Listed Buildings and Other Buildings of Significant Heritage Interest

Alterations or extensions to listed buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported.

Any proposals involving the demolition or loss of important historic fabric from listed buildings will be refused unless it can be demonstrated that exceptional circumstances exist.

3. Registered historic parks and gardens of special historic interest and other gardens of significant heritage interest

Proposals which cause harm to or loss of significance to registered parks, gardens or landscapes of special historic interest or other gardens of significant local heritage interest, including their setting, will not be supported.

4. Scheduled monuments and other archaeological remains

Applications for development that would result in harm to the significance of a scheduled monument or nationally important archaeological sites will not be supported.

Developers will be expected to investigate the significance of non-designated archaeology prior to determination of an application. Where this demonstrates that the significance is equivalent to that of designated assets, proposals which cause harm to the significance of non-designated assets will not be supported.

Where it can be demonstrated that the substantial public benefits of any proposals outweigh the harm to or loss of the above, the council will seek to ensure mitigation of damage through preservation of remains in situ as the preferred solution. Where this is not justified developers will be required to make adequate provision for excavation and recording of the asset before or during excavation.

Proposals should also give adequate consideration of how the public understanding and appreciation of such sites could be improved. In line with NPPF, Ribble Valley aims to seek positive improvements in the quality of the historic environment through the following:

- A) monitoring heritage assets at risk and;
 - I) supporting development/re-use proposals consistent with their conservation;*
 - II) considering use of legal powers (building preservation notices, urgent works notices) to ensure the proper preservation of listed buildings and buildings within the conservation areas.**
- B) supporting redevelopment proposals which better reveal the significance of heritage assets or their settings.*
- C) production of design guidance.*
- D) keeping conservation area management guidance under review.*
- E) use of legal enforcement powers to address unauthorised works where it is expedient to do so.*
- F) assess the significance and opportunities for enhancement of non-designated heritage assets through the development management process.'*

Policy DME6: Water Management

71) This policy states:

'Development will not be permitted where the proposal would be at an unacceptable risk of flooding or exacerbate flooding elsewhere. Applications for development should include appropriate measures for the conservation, protection and management of water such that development contributes to:

- 1. Preventing pollution of surface and / or groundwater*
- 2. Reducing water consumption*
- 3. Reducing the risk of surface water flooding (for example the use of Sustainable Drainage Systems (SuDS))*

As a part of the consideration of water management issues, and in parallel with flood management objectives, the authority will also seek the protection of the Borough's water courses for their biodiversity value.

All applications for planning permission should include details for surface water drainage and means of disposal based on sustainable drainage principles. The use of the public sewerage system is the least sustainable form of surface water drainage and therefore development proposals will be expected to investigate and identify more sustainable alternatives to help reduce the risk of surface water flooding and environmental impact.'

Policy DMB4: Open Space Provision

72) This policy states:

'On all residential sites of over 1 hectare, the layout will be expected to provide adequate and usable public open space. On a site-by-site basis, the council will also negotiate for provision on smaller sites, or seek to secure an off-site contribution towards provision for sport and recreational facilities or public open space within the area where the overall level of supply is inadequate. Any green infrastructure should be multi-functional and encourage, where possible, walking and cycling opportunities.

The Borough Council will refuse development proposals which involve the loss of existing public open space, including private playing fields which are in recreational use. In exceptional circumstances and following a robust assessment where the loss of a site is justifiable because of the social and economic benefits a proposed development would bring to the community, consent may be granted where replacement facilities are provided, or where existing facilities elsewhere in the vicinity are substantially upgraded. These must be readily accessible and convenient to users of the former open space areas.

It is important to protect existing recreational areas from development. Within defined settlements public recreational land will be identified on the proposals map.'

Policy DMB5: Footpaths and Bridleways

73) This policy states:

'The Borough Council will seek to ensure the retention, maintenance and improvement of by-ways and un-surfaced/unclassified roads as part of the public rights of way network. In situations where a public right of way will inevitably become less attractive (due to adjacent/surrounding development), the policy should require compensatory enhancements such that there is a net improvement to the public right of way network. The borough council will, unless suitable mitigation measures are made, protect from the development footpaths which:

- 1. Provide a link between towns/villages and attractive open land;*
- 2. Link with the Ribble Way footpath;*
- 3. Are associated to the local nature reserves; and*
- 4. Are heavily used.'*

7. Craven District Council – Craven Local Plan 2012-2032

7.1 Background

74) The Craven Local Plan was adopted in November 2019 and sets out a spatial strategy and policies for change, development and conservation in Craven District outside the Yorkshire Dales National Park (YDNP) for the period 2012 to 2032. The Plan will be used to decide planning applications relating to housing, business, recreation and conservation and how sustainable development can be achieved overall.

7.2 Relevant Planning Policy

Policy SD1: The Presumption in Favour of Sustainable Development

75) This policy states:

76) *The Craven local plan provides a positive planning framework for guiding development and change in Craven in line with national planning policy. At the heart of the local plan is the aim to deliver sustainable growth. The council will take a positive and proactive approach to the consideration of development proposals that reflects the presumption in favour of sustainable development that is contained in the national planning policy framework (NPPF). The council will take a proactive approach and will work co-operatively with people and organisations wishing to carry out development and applying for planning permission, to find solutions to secure sustainable development that meets relevant plan policies and can be approved wherever possible. Development that accords with the provisions of the local plan (and neighbourhood plan where applicable) will be approved unless material considerations indicate otherwise. Where the local plan (or neighbourhood plan where applicable) is silent, or where relevant policies have become out of date, proposals for development will be approved, unless there are sound planning reasons why development should not be approved, taking into account whether:*

- a) *any adverse impacts of development would outweigh the benefits, when assessed against the national planning policy framework (taken as a whole); or*
- b) *specific policies in the national planning policy framework indicate that development should be restricted.*

Policy ENV1: Countryside and Landscape

77) This Policy states:

78) *Sustainable growth will ensure that the quality of Craven's countryside and landscape is conserved for future generations to enjoy; and that opportunities to restore and enhance the landscape are taken wherever possible. To achieve this, the Council will:*

- a) *Expect new development proposals, in those areas not subject to national landscape designations, to respect, safeguard, and wherever possible, restore or enhance the landscape character of the area. Proposals should have regard to the relevant Landscape Character Appraisal/Assessment, and specifically to the different landscape character types that are present in the plan area. Regard should also be had to the relevant profiled Natural England Character Areas (listed at para 5.5) and the North Yorkshire and York Landscape Characterisation Project (2011) (or successor documents). Proposals will show how they respond to the particular character area and type they are located within.*
- b) *Support proposals that secure the restoration of degraded landscapes, in ways that also help to achieve biodiversity and heritage objectives.*
- c) *Support proposals which secure the preservation and appropriate restoration or enhancement of natural and historic man-made features.*
- d) *In determining proposals which affect the Forest of Bowland Area of Outstanding Natural Beauty (AONB) and its setting or the setting of the Yorkshire Dales National Park, the Council will give great*

weight to conservation of their special qualities, including their landscape, scenic beauty and intrinsically dark landscapes (for the enjoyment and experience of dark skies). In addition, proposals will be considered on a needs basis, should be in scale with, and have respect for their surroundings and be in line with the AONB or National Park Management Plan objectives.

- e) *Support proposals that secure the restoration, preservation and where possible enhancement of the public rights of way network, including the improvement of existing public rights of way, the creation of new public rights of way and the promotion of disabled access to the countryside.*
- f) *Exterior lighting proposed as part of any new development should be the minimum required and only appropriate to its purpose, so as to protect the area's natural surroundings and intrinsic darkness. Proposals for exterior lights shall demonstrate there is no significant adverse effect, individually or cumulatively, on; the character of the area; the visibility of the night sky; biodiversity (including bats and light sensitive species); and residents, pedestrians or drivers.*
- g) *Enable settlements to grow in ways that respect their form, distribution and landscape setting. Important considerations will include; allowing the countryside to permeate built-up areas; maintaining gaps between settlements in order to preserve their separate identities; and preserving and creating connections between built-up areas and the countryside, including existing and new public rights of way.*

Policy ENV4: Biodiversity

- 79) This Policy states:
- 80) Growth in housing, business and other land uses on allocated and non-allocated sites will be accompanied by improvements in biodiversity. This means that:
- a) *Wherever possible, development will make a positive contribution towards achieving a net gain in biodiversity and in particular will:*
 - i) *Ensure that there is no adverse effect on any international designated site's integrity, either alone or in combination with other plans and projects, which is to be demonstrated through Appropriate Assessment. In cases where Appropriate Assessment concludes that adverse effects cannot be avoided or adequately mitigated, development proposals will not be acceptable unless the IROPI test under Article 6(4) of the EU Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna (The Habitats Directive) has been passed and appropriate and suitable compensatory measures are provided;*
 - ii) *Ensure that there is no adverse impact on any national or local designated sites and their settings, unless it has been demonstrated to the satisfaction of the local planning authority that the benefit of, and need for the development clearly outweighs the impact on the importance of the designation;*
 - iii) *Avoid the loss of, and encourage the recovery or enhancement of ecological networks, habitats and species populations (especially priority habitats and species as identified in the Craven Biodiversity Action Plan, 2008 or any subsequent update) by incorporating beneficial biodiversity features in the design (i.e. through landscaping or SuDS);*
 - iv) *Conserve and manage the biodiversity and/or geodiversity value of land and buildings within the site;*
 - v) *Increase trees and woodlands by incorporating appropriate planting, using native and locally characteristic tree and plant species where possible, and retaining and integrating existing mature and healthy trees and hedgerows that make a positive contribution to the character, appearance and setting of an area;*
 - vi) *Ensure there is no deterioration in the Water Framework Directive ecological status of surface or ground waterbodies as a result of the development;*
 - vii) *Enable wildlife to move more freely and easily throughout the local environment, including both the natural and built elements*

- b) *Development proposals should achieve benefits in biodiversity that are equal to, or where possible exceed the biodiversity value of the site prior to development. Where improvements in biodiversity are achievable these should be on site; however if this is not possible or practical, an equivalent improvement should be provided off-site by way of mitigation; ideally, this should be as close to the site as possible.*
- c) *Development proposals should achieve benefits in biodiversity that are equal to, or where possible exceed the biodiversity value of the site prior to development.*
- d) *Would-be developers should be aware that compensation through replacement of biodiversity assets may not be practical or realistic in every case (e.g. recreating ancient woodland or ancient wood pastures) and that any development scheme based on such impractical or unrealistic proposals will not be acceptable.*
- e) *The loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland would be wholly exceptional.*

Policy ENV5: Green Infrastructure

- 81) This Policy states:
- 82) *Growth in housing, business and other land uses will be accompanied by an improved and expanded green infrastructure network. This will be achieved in the following ways:*
- a) *Wherever possible, development proposals will:*
 - i) *Avoid the significant loss of, or harm to, existing green infrastructure assets and the disruption or fragmentation of the green infrastructure network;*
 - ii) *Enhance existing or create new green infrastructure and secure its long-term management and maintenance;*
 - iii) *Enhance existing or create new links in the green infrastructure network, including habitat corridors that help wildlife to move more freely through the local environment.*
 - b) *Development proposals should achieve improvements to the green infrastructure network where possible. Where improvements are viable these should be achieved on site, however if this is not possible or practical, contributions for off-site enhancements should be made for projects as close to the site as possible in order to promote linkages and stepping stones across the green infrastructure network.*
 - c) *Development proposals that result in a significant fragmentation or loss to the green infrastructure network, and where no compensatory measures are proposed, will be resisted.*

Policy ENV12: Footpaths, Bridleways, Byways, and Cycle Routes

- 83) This Policy states:
- 84) *Craven's growth will safeguard and improve the quality, extent and accessibility of local footpaths, bridleways, byways and cycle routes and the network they form. To that end, the local planning authority will support proposals that preserve and, wherever possible, enhance footpaths, bridleways, byways and cycle routes and their settings. Specific support will be given to proposals which:*
- a) *Avoid obstruction, diversion or confinement of existing footpaths, bridleways, byways and cycle routes*
 - b) *Enhance the route, usability and amenity value of existing footpaths, bridleways, byways and cycle routes.*
 - c) *Accommodate existing footpaths, bridleways, byways and cycle routes within green open space.*
 - d) *Create new footpaths, bridleways, byways and cycle routes, particularly where they would provide new links to enhance the local network*

- e) *Improve access by creating links between new development and the local network; and*
- f) *Improve access for disabled people.*

85) The local planning authority will also give specific support to:

- g) *The creation, enhancement and extension of National Trails*
- h) *The enhancement of green infrastructure corridors, at regional, subregional and district level, through the improvement of existing and the creation of new footpaths, bridleways, byways and cycle routes.*
- i) *Proposals that contribute to the creation of town or village loops.*
- j) *Proposals that include short, well-surfaced, stile-free circuits suitable for wheelchair-users and people with limited mobility.*

Policy ENV13: Green Wedges

86) This Policy states:

87) *Green Wedges will help settlements to grow in ways that maintain and reinforce their individual character and identity, by safeguarding against the coalescence of separate built-up areas, and will help to maintain and, wherever possible, enhance local recreational opportunities. Therefore, within the Green Wedges listed below and defined on the Policies Map, development will be resisted where it would fail to preserve the separate character and identity of settlements or would fail to preserve the sense of separation between settlements. In addition, the Council will seek to consolidate, strengthen and enhance the character, appearance and, where appropriate, recreational value of these areas.*

88) 1. *Land between High and Low Bentham.*

89) 2. *Land between Glusburn, Cross Hills, Sutton-in-Craven, Farnhill and Kildwick and up to the plan area/district/county boundary, near Eastburn, West Yorkshire.*

8. Lancashire Joint Minerals and Waste Local Plan – Core Strategy

8.1 Background

90) The Core Strategy of the Lancashire Joint Minerals and Waste Plan was adopted March 2009 and sets out the vision, aims and objectives of the Minerals and Waste Local Plan.

8.2 Relevant Planning Policy

Policy CS2 - Minimising the need for Mineral Extraction

91) This policy states:

'All new developments will be expected to maximise the use of recycled and secondary materials by including measures to:

- (i) reduce, reuse, recycle and recover the waste they produce during construction and demolition, where possible on-site;*
- (ii) maximise the use of recycled and secondary materials, and the reuse of other building materials, within the development; and*
- (iii) maximise the potential for recovering and recycling construction materials at the end of the development's life, through the design of, and specification of materials used in, the development.*

25% of construction aggregates used in the Plan area will comprise recycled and secondary materials by 2021.

A network of sites for fixed recycling facilities will be identified across the Plan area, with sufficient capacity and conveniently located to maximise recycling of construction, demolition, industrial and quarry wastes.

Temporary recycling facilities will be located at larger sites of construction, demolition and highway projects with on-site re-use of these materials wherever possible.'

Policy CS6 - Promoting Waste Minimisation and Increasing Waste Awareness

92) This policy states:

'The following annualised targets for waste growth will be planned for in the Plan period: zero growth in industrial and commercial waste; 1% growth in municipal waste; and 1% growth in construction and demolition waste.

All major development proposals will be required to include details of measures to minimise the potential amounts of waste generated during construction and to provide for the segregation of any waste arisings to be taken off-site.

On-site waste management solutions will be encouraged during construction, particularly for the creation of green infrastructure, to minimise the amount of waste taken off-site.

Local communities and other stakeholders will be involved through the plan-making process and all available information will be published to ensure that decisions are based on reliable and up-to-date evidence.

Applicants will be encouraged to undertake early consultation with local communities to raise awareness and build consensus on their proposals.

Local liaison groups will be established for those minerals and waste developments which have the potential to impact upon the local environment and nearby communities.'

Policy CS7 - Managing our Waste as a Resource

93) This policy states:

'An integrated waste management strategy will be planned for that relies on the 'top end' of the waste hierarchy, to improve waste prevention and maximise re-use, recycling and composting, supported by a network of facilities providing flexibility for different technologies.

Lancashire's Municipal Waste Management Strategy will be delivered through the identification and release of sites for waste management facilities.

Proposals for all new development, including commercial and industrial development, will be required to provide suitable facilities for the handling, storage and collection of segregated wastes arising from the permanent use of the development.

The following recycling, composting and recovery targets will be planned for in the Plan period.

- (i) recycle and compost 46% of MSW by 2010, to reach 56% by 2015 and 61% by 2020*
- (ii) additionally recover value from 18% of MSW by 2015*
- (iii) recycle 35% of I&C waste by 2010, 40% by 2015 and 45% by 2020*
- (iv) additionally recover value from 30% of I&C waste by 2010, falling to 25% by 2020*
- (v) recycle 50% of C&D waste by 2010, 55% by 2015 and 60% by 2020*
- (vi) additionally recover value from 42 % of C&D waste by 2010, falling to 35% by 2020*

Provision will be made for the minimal amount of new landfill capacity for the disposal of residues from the treatment of all wastes where no further value can be recovered.'

9. Lancashire Joint Minerals and Waste Local Plan – Site Allocations and Development Control Policies

9.1 Background

94) The Site Allocations and Development Control Policies document of the Lancashire Joint Minerals and Waste Plan was adopted September 2013 to support the Core Strategy.

9.2 Relevant Planning Policy

Policy M2 - Safeguarding Lancashire's Mineral Resources

95) This policy states:

'Within the Plan area, Mineral Safeguarding Areas have been delineated on the Policies Map around all deposits of:

- *Limestone*
- *Sand and Gravel*
- *Gritstone [Sandstone]*
- *Shallow Coal*
- *Brickshales*
- *Salt.*

Within these mineral safeguarding areas identified, planning permission will not be supported for any form of development that is incompatible by reason of scale, proximity and permanence with working the minerals, unless the applicant can demonstrate to the satisfaction of the local planning authority that:

- *The mineral concerned is no longer of any value or has been fully extracted.*
- *The full extent of the mineral can be extracted satisfactorily prior to the incompatible development taking place.*
- *The incompatible development is of a temporary nature and can be completed and the site returned to its original condition prior to the minerals being worked.*
- *There is an overarching need for the incompatible development that outweighs the need to avoid the sterilisation of the mineral resource*
- *That prior extraction of minerals is not feasible due to the depth of the deposit.*
- *Extraction would lead to land stability problems.'*

10. Forest of Bowland AONB Management Plan 2019 – 2024

10.1 Background

- 96) The Forest of Bowland AONB Management Plan provides a policy framework and identifies a 5-year programme of actions, between 2019 and 2024, to help guide the work of the AONB partnership organisations towards achieving the purpose of the plan - to conserve and enhance the natural and cultural beauty of the Forest of Bowland landscape.

10.2 Relevant Planning Policy

Objective 1.1 – Landscape

- 97) This objective is:

'Apply the guiding principles of the European Landscape Convention, using landscape characterisation as the basis for policy- and decision making for land and development management, to conserve and enhance natural beauty of the landscape.'

Actions

1.1A Provide landscape planning advice and guidance for local planning authorities, highway authorities, government agencies, local communities and developers based on the Forest of Bowland AONB Landscape Character Assessment 2009.

1.1B Influence planning and development policy-making at a local, county and national level by responding to consultations for relevant plans and strategies, e.g. neighbourhood plans, local plans and national planning policy guidance.

1.1C Carry out a 'refresh' of the AONB Landscape Character Assessment, focusing on new and emerging forces for change affecting the AONB.

1.1D Develop and review bespoke policy statements and guidance on current landscape planning issues affecting the AONB landscape, including statements on AONB development principles, renewable energy, lighting and design guidance notes (e.g. building design, moorland tracks, fencing).

1.1E Develop an AONB Woodland Strategy to conserve and enhance existing woodlands, promote the creation of new native and mixed woodlands and address the impact of tree health issues.

1.1F Continue to deliver 'Traditional Boundaries' programmes (via both the AONB and Pendle Hill Landscape Partnership), supporting training and competitions to help manage traditional boundaries and promote traditional rural skills.

1.1G Continue to work with Electricity North West Limited (ENWL) on the 'Undergrounding for Visual Amenity' programme to remove overhead powerlines in 'landscape-sensitive' locations within and close to the AONB.

1.1H Develop and deliver a 'landscape enhancement' project (focusing on management of traditional boundaries and woodland creation) to address the impacts of National Grid's high-voltage, overhead power lines in the AONB and its setting, with a view to submitting a bid to National Grid's Landscape Enhancement Initiative.

1.1I Work with geodiversity partnerships to increase awareness and understanding of importance of geodiversity in the AONB landscape, seeking to build it into AONB Partnership activity or projects, wherever relevant.'

Objective 1.2 – Habitats and Species

98) This objective is:

'Conserve, enhance and restore the AONB's characteristic mosaic of habitats by improving their connectivity, extent and condition; whilst taking targeted action to conserve key species and improving understanding of the biodiversity of the AONB.

Actions

1.2A Support farmers and landowners to conserve, enhance and restore land in nationally and internationally important wildlife sites, ensuring that at least 95% of SSSIs in the AONB are in favourable or recovering condition and at least 50% in favourable condition by 2024.

1.2B Support farmers and landowners to conserve, enhance and restore priority habitats outside SSSIs, focusing on local wildlife sites.

1.2C Develop a pilot nature recovery area within the AONB, as part of the Government's proposals for 'Nature Recovery Network', outlined in its '25 Year Environment Plan'.

1.2D Work with moorland owners to develop long-term moorland management plans in the AONB, with a focus on features of the Bowland Fells SSSI being on a path to favourable condition (see 1.2A).

1.2E Work with moorland owners to deliver landscape-scale projects to restore and re-wet at least 250 ha. of blanket bog habitat, including: Pennine Peat LIFE Project; Northern England Peat Project, Ribble Life and United Utilities PR19.

1.2F Work with farmers, landowners and local communities to deliver projects to conserve, enhance and restore at least 15ha. of species-rich grassland habitat; including Bowland Haytime & Bee Together.

1.2G Support the creation and establishment of at least 200 ha. of new native and mixed woodland that enhances the AONB landscape, with priority given to projects that conserve and enhance existing key habitats and species, increase carbon storage, keep rivers cool and help reduce flooding.

1.2H Support woodland owners to actively manage existing woodlands to conserve, enhance and restore biodiversity, whilst identifying opportunities for sustainable timber production and woodland products.

1.2I Influence, test and trial the development of the Government's proposed 'Environmental Land Management System' to offer support for farmers and landowners to conserve, enhance and restore priority habitats in the AONB, including species-rich grassland, wet grassland, peatland and woodland.

1.2J Support a catchment-based approach to the delivery of projects to conserve, enhance and restore riparian habitat; including Ribble Life Together, Pendle WINNS.

1.2L Support 'Restoring Sustainable Abstraction' (RSA) Programme being delivered by the relevant authorities and United Utilities, particularly on the Wyre catchment.

1.2M Devise and deliver local species recovery plans for threatened or priority species either locally or nationally; ensuring synergy with national species recovery plans, where these exist or are under development; including curlew, hen harrier, black grouse and threatened or locally important plant species.

1.2N Work with moorland managers and other key partners to implement a local approach to combat and eradicate illegal persecution of raptors, including survey work, satellite tagging and monitoring, co-ordinated hen harrier nest protection and winter roost site monitoring.

1.20 Support key partners to address invasive non-native species (INNS) where these impact on the AONB, including coordination of surveying, volunteer tasks days and specialist work via contractors.

1.2P Support research and monitoring of habitat extent/condition and priority species (both S41 and local priority species) for the AONB, including blanket bog, species-rich grassland, birds of prey, waders, aquatic species, pollinators.'

Objective 1.3 – Historic Environment

99) This objective is:

'Support the conservation, restoration and management of the historic environment and wider cultural landscape.

Actions

1.3A Work with statutory agencies to monitor, manage and conserve designated heritage assets; identifying any which become 'at risk' and develop management plans to remove assets from the 'Heritage at Risk' register (HAR).

1.3B Develop and deliver landscape-scale projects and activity which celebrate, conserve and enhance the distinctive landscape, cultural heritage and special qualities of the AONB; including Pendle Hill Landscape Partnership and Ribble Life Together.

1.3C Support community-based projects to conserve, enhance and restore historic environment features; and help increase access to- and understanding of the historic environment and wider cultural landscape.

1.3D Develop and improve information to raise awareness and understanding of the historic environment and wider cultural landscape of the AONB, using print and digital media and appropriate on-site interpretation.'

Objective 1.4 - Natural Capital and Ecosystems Services

100) This objective is:

'Seek to better understand and promote the value of the natural capital of the landscape and the public benefits derived from these assets; guiding land and development management decision-making to increase the natural capital of the AONB.

Actions

1.4A Carry out research into the value of natural capital and ecosystems services provided by the natural environment of the AONB and disseminate to a wider audience; including Pendle Hill LP's 'What's A Hill Worth' and Upper River Wyre Natural Flood Management scoping research.

1.4B Develop a more detailed local evidence base on the natural capital assets and ecosystem services for the AONB; using GIS to map these assets and services.

1.4C Carry out a more in-depth 'Ecosystems Approach' self-assessment of the AONB Partnership and its activities, helping to deliver outcomes outlined in the Government's 25 Year Environment Plan.

1.4D Use the developing evidence base on natural capital and ecosystems services to influence and shape local delivery of the Government's proposed 'Environmental Land Management System', which prioritises support for the supply of public goods such as biodiversity, carbon, natural flood management, water quality and access to the countryside.

1.4E Investigate and trial local delivery of potential mechanisms for investment in natural capital, such as Peatland Code, Woodland Carbon Code and Net Gain for Nature.'

Objective 3.1 – Countryside Access

101) This objective is:

'Maintain and improve access to the countryside in a sustainable way for a diverse range of people and that promotes responsible, safe and quiet enjoyment.'

Actions

3.1A Maintain and improve the Public Rights of Way network and signage, making necessary repairs and improvements to AONB 'Promoted Routes' and strategic routes/links in and around the AONB.

3.1B Develop and promote countryside access opportunities for all, seeking to meet the needs of a diverse range of users; considering use of least restrictive access furniture, appropriate surfacing and special signage.

3.1C Support the development and delivery of new multi-use, strategic routes, particularly those linking visitor gateways and communities to the wider PRoW network in and around the AONB, e.g. Pendle Hill LP 'Access for All' and Settle to Gisburn Forest off-road link.

3.1D Support volunteers to help survey and maintain the PRoW network, particularly focusing on AONB 'Promoted Routes'.

3.1E Work with landowners to assist with management of 'Access Land', in particular dissemination of information on restrictions or closures for land management purposes or wildfire risk.

3.1F Review and renew signage and information boards at important and well-used access points to 'Access Land' in the AONB, using the Pendle Hill LP 'Access for All' project to pilot this review and renewal.

3.1G Maintain concessionary routes and countryside access created via agri-environment schemes, where these are important or valued links in the wider countryside access network.

3.1H Investigate the potential for creation of new countryside access via the Government's proposed new Environmental Land Management Schemes.'

Appendix A - Relevant Policies

Ctrl+Click the policies to find them in this document

Planning Document	Landscape and Arboriculture	Water Environment	Flood Risk	Ecology	Cultural Heritage	Soils, Geology and Land Quality	Materials	Public Access and Recreation	Communities and Health	Major Accidents and Hazards	Transport Planning	Noise and Vibration	Air Quality and Climate Change
National Planning Policy Framework NPPF	Section 12: Achieving well-designed places Paragraph: 126, 131. Section 8: Promoting healthy and safe communities Paragraphs 96, 97, 99, 100, 101. Section 15: Conserving and Enhancing the Natural Environment Paragraphs 170, 172, 175 180.	Section 14: Meeting the challenge of climate change, flooding and coastal change Paragraphs 149, 150, 155-163,165. Section 15: Conserving and Enhancing the Natural Environment Paragraph 170	Section 14: Meeting the challenge of climate change, flooding and coastal change Paragraphs 149, 150, 155-163,165.	Section 15: Conserving and Enhancing the Natural Environment Paragraphs 170, 174, 175, 176, 177 Section 16: Conserving and enhancing the historic environment Paragraphs: 185, 189, 190, 191, 192, 193, 194, 195, 196, 197,198, 199, 201, 202.	Section 12: Achieving well-designed places Paragraphs 128, 130, 131. Section 16: Conserving and enhancing the historic environment Paragraphs: 185, 189, 190, 191, 192, 193, 194, 195, 196, 197,198, 199, 201, 202.	Section 15: Conserving and Enhancing the Natural Environment Paragraphs 170, 174, 178, 179, 183.	Section 15: Conserving and Enhancing the Natural Environment Paragraphs 170, 178, 179, 183.	Section 8: Promoting healthy and safe communities Paragraphs 96, 97, 98.	Section 8: Promoting healthy and safe communities Paragraphs 96, 97, 98. Section 9: Promoting sustainable transport Paragraph 102, 103,104, 110, 111. Section 15: Conserving and Enhancing the Natural Environment Paragraph 182.	Section 8: Promoting healthy and safe communities Paragraph 95	Section 9: Promoting sustainable transport Paragraph 102, 103, 104, 108, 109, 110, 111.	Section 15: Conserving and Enhancing the Natural Environment Paragraphs 170,180.	Section 14: Meeting the challenge of climate change, flooding and coastal change Paragraphs 149, 150, 155-162,165. Section 15: Conserving and Enhancing the Natural Environment Paragraphs: 170,180,181.
Local Plan for Lancaster District – Part One: Strategic Policies and Land Allocations DPD	Policy EN2: Areas of Outstanding Natural Beauty	Policy SP8: Protecting the Natural Environment	Policy SP8: Protecting the Natural Environment	Policy SP8: Protecting the Natural Environment Policy EN7: Environmentally Important Areas	Policy SP7: Maintaining Lancaster District’s Unique Heritage	Policy SP8: Protecting the Natural Environment		Policy SP9: Maintaining Strong and Vibrant Communities	Policy SP9: Maintaining Strong and Vibrant Communities		Policy SP10: Improving Transport Connectivity Policy T2: Cycling and Walking Network		
Lancaster Development Management DPD 2020	Policy DM29: Key Design Principles Policy DM45: Protection of	Policy DM34: Surface Water Run-Off and Sustainable Drainage	Policy DM29: Key Design Principles	Policy DM29: Key Design Principles Policy DM44: The Protection	Policy DM38: Development Affecting Conservation Areas	Policy DM29: Key Design Principles	Policy DM29: Key Design Principles	Policy DM29: Key Design Principles	Policy DM57: Health And Well-Being		Policy DM29: Key Design Principles Policy DM60: Enhancing	Policy DM29: Key Design Principles	Policy DM29: Key Design Principles Policy DM31: Air Quality

Planning Document	Landscape and Arboriculture	Water Environment	Flood Risk	Ecology	Cultural Heritage	Soils, Geology and Land Quality	Materials	Public Access and Recreation	Communities and Health	Major Accidents and Hazards	Transport Planning	Noise and Vibration	Air Quality and Climate Change
	Trees, Hedgerows And Woodland Policy DM46: Development And Landscape Impact	Policy DM36: Protecting Water Resources And Infrastructure	Policy DM33: Development and Flood Risk Policy DM34: Surface Water Run-Off and Sustainable Drainage	And Enhancement Of Biodiversity	Policy DM39: The Setting Of Designated Heritage Assets Policy DM41: Development Affecting Non-Designated Heritage Or Their Settings Policy DM42: Archaeology	Policy DM32: Contaminated Land		Policy DM57: Health And Well-Being			Accessibility And Transport Linkages Policy DM61: Walking And Cycling Policy DM63: Transport Efficiency And Travel Plans		Management And Pollution
Wray with Botton Neighbourhood Plan (Lancaster)	Policy BE1 - Design Policy NE1 - Protection and enhancement of Trees, Woodland and Hedgerows				Policy BE1 - Design Policy NE3 - Historic Environment								
Ribble Valley Core Strategy	Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DME1: Protecting Trees and Woodlands Policy DME2: Landscape and Townscape Protection	Policy DME6: Water Management	Key Statement EN3: Sustainable Development and Climate Change Policy DME6: Water Management	Key Statement EN3: Sustainable Development and Climate Change Key Statement EN4: Biodiversity and Geodiversity Policy DMG1: General Considerations	Key Statement EN5: Heritage Assets Policy DMG1: General Considerations Policy DME4: Protecting Heritage Assets	Key Statement EN4: Biodiversity and Geodiversity Policy DMG1: General Considerations	Key Statement EN3: Sustainable Development and Climate Change Policy DMG1: General Considerations Policy DMG2: Strategic Considerations	Policy DMG1: General Considerations Policy DMB4: Open Space Provision Policy DMB5: Footpaths and Bridleways	Policy DMG1: General Considerations Policy DMB4: Open Space Provision Policy DMB5: Footpaths and Bridleways		Policy DMG3: Transport and Mobility	Policy DMG1: General Considerations	Key Statement EN3: Sustainable Development and Climate Change

Planning Document	Landscape and Arboriculture	Water Environment	Flood Risk	Ecology	Cultural Heritage	Soils, Geology and Land Quality	Materials	Public Access and Recreation	Communities and Health	Major Accidents and Hazards	Transport Planning	Noise and Vibration	Air Quality and Climate Change
				Policy DME1: Protecting Trees and Woodlands Policy DME3: Site and Species Protection and Conservation Policy DME6: Water Management									
Lancashire Joint Minerals and Waste Local Plan – Core Strategy							Policy CS1 - Safeguarding Lancashire's Mineral Resources Policy CS2 - Minimising the need for Mineral Extraction Policy CS6 - Promoting Waste Minimisation and Increasing Waste Awareness Policy CS7 - Managing our Waste as a Resource						
Lancashire Joint Minerals and Waste Local Plan – Site Allocations							Policy M2 - Safeguarding Lancashire's Mineral Resources						

Planning Document	Landscape and Arboriculture	Water Environment	Flood Risk	Ecology	Cultural Heritage	Soils, Geology and Land Quality	Materials	Public Access and Recreation	Communities and Health	Major Accidents and Hazards	Transport Planning	Noise and Vibration	Air Quality and Climate Change
and Development Control Policies													
Forest of Bowland AONB Management Plan 2019 – 2024	Objective 1.1 - Landscape Objective 1.2 – Habitats and Species Objective 1.3 – Historic Environment Objective 1.4 - Natural Capital and Ecosystems Services	Objective 1.4 - Natural Capital and Ecosystems Services	Objective 1.4 - Natural Capital and Ecosystems Services	Objective 1.2 – Habitats and Species Objective 1.4 - Natural Capital and Ecosystems Services	Objective 1.3 – Historic Environment	Objective 1.1 - Landscape		Objective 1.4 - Natural Capital and Ecosystems Services Objective 3.1 – Countryside Access					