

Caton-with-Littledale Neighbourhood Development Plan

Basic Conditions Statement

(Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990)



Caton-with-Littledale Parish Council

With assistance from

Kirkwells

The Planning People

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1.0 Introduction

- 1.1 Planning Practice Guidance (Paragraph: 065 Reference ID: 41-065-20140306)¹ sets out that only a draft Neighbourhood Plan or Order that meets each of a set of basic conditions can be put to a referendum and be made. The basic conditions are set out in [paragraph 8\(2\) of Schedule 4B of the Town and Country Planning Act 1990](#) as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. A draft neighbourhood plan or order meets the basic conditions if—
- having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood plan
 - the making of the plan contributes to the achievement of sustainable development
 - the making of the neighbourhood plan is in general conformity with the strategic policies of the development plan for the area
 - the making of the neighbourhood plan does not breach and is otherwise compatible with European Union (EU) obligations.
- 1.2 Regulations 32 and 33 of the Neighbourhood Planning Regulations 2012 (as amended) set out two additional basic conditions. These are:
- the making of the neighbourhood plan is not likely to have significant effects on a European site or a European offshore marine site either alone or in combination with other plans or projects and
 - having regard to all material considerations, it is appropriate that the neighbourhood development order is made where the development described in an order proposal is Environmental Impact Assessment development (this does not apply to the examination of the NDP as it is not about a neighbourhood development order).
- 1.3 A further Basic Condition was added by legislation on 28 December 2018. The Neighbourhood Planning (General) Regulations 2012 para 1 states:

¹ <https://www.gov.uk/guidance/neighbourhood-planning--2#basic-conditions-for-neighbourhood-plan-to-referendum>

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- In relation to the examination of neighbourhood development plans the following basic condition is prescribed for the purpose of paragraph 8(2)(g) of Schedule 4B to the 1990 Act - The making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.

1.4 This Basic Conditions Statement sets out how the Caton-with-Littledale Neighbourhood Development Plan (NDP) has been prepared to meet the basic conditions. It has been prepared as a supporting document for consideration by the Independent Examiner.

2.0 Legal Requirements

2.1 The Submission Plan is being submitted by a qualifying body

This Submission Plan is being submitted by a qualifying body, namely Caton-with-Littledale Parish Council.

2.2 What is being proposed is a neighbourhood development plan

The plan being proposed relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

2.3 The proposed Neighbourhood Plan states the period for which it is to have effect

The proposed Neighbourhood Plan states the period for which it is to have effect. That period is from 2021 to 2031 (from the current year and referring to the same period as the Local Plan for Lancaster District 2011-2031, Part One: Strategic Policies and Land Allocations DPD Adoption Version July 2020).

2.4 The policies do not relate to excluded development

The Neighbourhood Plan proposal does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

2.5 The proposed Neighbourhood Plan does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area.

The Neighbourhood Plan proposal relates to the designated Caton-with-Littledale Neighbourhood Area and to no other area. There are no other Neighbourhood Plans relating to that neighbourhood area. The Designated Neighbourhood Plan Area has the same boundary as that of the Parish at the time of the designation and is shown on Map 1 in the NDP.

3.0 Basic Conditions

3.1 a. Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan

The Caton-with-Littledale Neighbourhood Development Plan was prepared having appropriate regard to the policies set out in the National Planning Policy Framework (NPPF), February 2019. A revised National Planning Policy Framework was published by the Government on 20th July 2021². This Basic Conditions Statement has been produced referring to the revised NPPF 2021. The Submission version of the NDP also has been updated taking into account the revised version of the NPPF.

Note - only those policies and sections in the NPPF that are relevant to the NDP are addressed below.

2. Achieving Sustainable Development

Paragraph 1 of the NPPF explains that 'The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied.' Paragraph 7 sets out that 'The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs⁴. At a similarly high level, members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection.' The planning system has 3 overarching objectives to achieve sustainable development (paragraph 8): an economic objective, a social objective, and an environmental objective. These objectives should be delivered through the preparation and implementation of plans (paragraph 9). The NDP includes various policies which, together, should deliver sustainable development. Table 1 sets out how the Caton-with-Littledale Neighbourhood Development Plan delivers the 3 overarching Objectives.

² <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Table 1 Delivering Sustainable Development

NPPF Overarching Objectives	Caton-with-Littledale NDP Policies and Proposals
<p>a) an economic objective – to help build a strong, responsive, and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation, and improved productivity; and by identifying and coordinating the provision of infrastructure;</p>	<p>Caton-with-Littledale parish is located in the Forest of Bowland Area of Outstanding Natural Beauty on the eastern side of Lancaster City. There are a number of businesses across the parish, a business centre at Willow Mill and a local shopping area in Caton village centre, in addition to the local agricultural industry.</p> <p>The NDP recognises that a number of Lancaster City Council policies protect existing employment and promote small businesses and seek to enhance the rural economy. The Caton-with-Littledale NDP includes a policy relating to small scale employment opportunities that recognises the location of the parish within the AONB, and a policy to maintain the vitality of local shopping and business areas within the parish.</p> <p>NDP Objective 4 is to support a sustainable local economy, especially rural employment and livelihoods, and tourism. This will be delivered through NDP Policies CL10 and CL11.</p>
<p>b) a social objective – to support strong, vibrant, and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful, and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being;</p>	<p>The NDP has been prepared over several years through ongoing community engagement to ensure local people's concerns and ideas are incorporated at every step.</p> <p>New housing development in the parish will be through windfall development in accordance with policies and through a site allocation within the Caton-with-Littledale NDP.</p>

	<p>Objective 3 is to provide sufficient supply and mix of appropriate types, sizes, and tenures of high-quality housing to contribute to meeting the needs of Caton-with-Littledale residents and the surrounding AONB, with an emphasis on affordable housing and without adverse impact on the landscape character of the AONB. This will be delivered through NDP Policy CL3, CL15 and CL16.</p> <p>NDP Objective 5 is to protect and improve local community facilities and services, including for recreation and for sustainable public transport, paths, and cycleways. This will be delivered through NDP Policies CL5, CL6, and CL12.</p> <p>Objective 6 is to provide the necessary services and infrastructure to support and improve both existing and new development. This will be delivered through Parish Aspiration 1 which will complement the policies in the NDP.</p>
<p>c) an environmental objective – to protect and enhance our natural, built, and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.</p>	<p>The Caton-with-Littledale Neighbourhood area is located entirely within the Forest of Bowland Area of Outstanding Natural Beauty.</p> <p>The Caton-with-Littledale NDP responds to this by ensuring the policies within the NDP are consistent with the Arnside and Silverdale AONB DPD, to provide clarity and a similar approach to both AONB's.</p> <p>NDP Objective 1 is to conserve and enhance the outstanding landscape and natural beauty of Caton-with-Littledale Parish, including its landscape character and visual amenity, wildlife and geology, historic context, heritage, and settlement character. This will be delivered through NDP policies CL1, CL2, CL4, CL7, and CL8.</p>

	NDP Objective 2 is to ensure that all development is appropriate and sustainable in its location and design and is of high quality. This will be delivered through NDP Policy CL9.
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The presumption in favour of sustainable development is explained in relation to plan making in paragraph 11:

“11. Plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

- a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;*
- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas⁶, unless:*
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type, or distribution of development in the plan area⁷; or*
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”*

Footnote 6: As established through statements of common ground (see paragraph 27).

Footnote 7: The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 180) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 67); and areas at risk of flooding or coastal change.

The Caton with Littledale Neighbourhood Development Plan takes a positive and balanced approach to development, recognising that some housing development which meets local needs would be acceptable, subject to addressing the criteria set out in the NDP planning policies.'

Paragraph 13 explains that *'the application of the presumption has implications for the way communities engage in neighbourhood planning. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.'*

3. Plan Making

In Section 3 Plan Making, the NPPF sets out that 6 principles that plans should address.

Table 2 sets out how the Caton-with-Littledale Neighbourhood Plan addresses each of these in turn.

Table 2 Plan Making

NPPF Plan Making	Caton-with-Littledale NDP
a) be prepared with the objective of contributing to the achievement of sustainable development;	<p>The NDP has been prepared to contribute to sustainable development; NDP policies support appropriate housing development to meet local needs in the parish and there is a strong emphasis on conserving and enhancing the landscape of the AONB and ensuring high quality design.</p> <p>Table 1 above sets out how the Plan's objectives, policies and proposals address economic, social, and environmental objectives.</p>
b) be prepared positively, in a way that is aspirational but deliverable;	<p>The NDP has been prepared positively. The Parish Council has worked hard to ensure policies are positively worded to 'support' and 'encourage' suitable and appropriate development.</p>
c) be shaped by early, proportionate, and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;	<p>The work on the NDP has been led by a Steering Group of parish councillors and residents. The NDP's preparation has been supported by officers from Lancaster City Council and independent planning consultants.</p> <p>The accompanying Consultation Statement sets out the details of the various community consultation and engagement activities which have been undertaken since 2015 at all stages of the Plan's preparation.</p>

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NPPF Plan Making	Caton-with-Littledale NDP
	<p>The policies have been prepared over a period of time and have been informed through informal consultation and engagement. Informal consultation has also taken place on the inclusion of an allocated site in the NDP. Policies on biodiversity, landscape and Local Green Spaces have also been informed by the Steering Group members' local knowledge and commitment to protecting the Parish's unique character.</p> <p>Local residents have helped to shape the policies, many of whom have a detailed knowledge of the area and its intrinsic character and special qualities and are passionate about protecting them.</p> <p>Consultations were promoted using notice boards, the Parish Council's website, and hand delivery of NDP documents to households in the Parish. Drop In events were held as part of the consultations.</p> <p>During the Covid-19 Pandemic the Steering Group made every effort to engage with and consult with local residents The process was planned to be as safe and accessible as possible, in line with National Planning Practice Guidance.</p> <p>At each consultation stage representations have been considered carefully and appropriate amendments to the NDP made.</p>
<p>d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;</p>	<p>The NDP policies and proposals have been prepared by the Steering Group, with support from a planning consultant and planning officers at Lancaster City Council.</p> <p>Amendments have been made at key stages to improve the clarity and reduce ambiguity, but it is understood that the Examiner is likely to recommend further changes to wording following the examination process.</p>

NPPF Plan Making	Caton-with-Littledale NDP
e) be accessible through the use of digital tools to assist public involvement and policy presentation; and	<p>Updates and documents have been provided on the NDP website at all stages of plan preparation.</p> <p>Responses by email and in writing were invited at informal and formal consultation stages.</p>
f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).	<p>The NDP has been amended and updated throughout its preparation to reduce duplication with Lancaster City Council policies and national policies.</p>

The Plan Making Framework

Paragraph 18 sets out that *'Policies to address non-strategic matters should be included in local plans that contain both strategic and non-strategic policies, and/or in local or neighbourhood plans that contain just non-strategic policies.'*

The Caton with Littledale NDP contains non-strategic planning policies and proposals that add local detail and value to strategic policies in the Local Plan for Lancaster District 2011-2031 Part One: Strategic Policies and Land Allocations DPD Adoption Version, July 2020.

Non-strategic policies

Paragraph 29 advises that *'Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct, and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies.'*

The Local Plan for Lancaster District Part One: Strategic Policies and Land Allocations DPD sets out in Policy SP2: Lancaster District Settlement Hierarchy that in Sustainable rural settlements with the areas of outstanding natural beauty *'settlements will provide the focus of growth for Lancaster district outside the main urban areas subject in the AONBs to the*

constraints of the protected landscapes where a landscape-capacity approach will be taken' NDP Policy CL3: Housing Provision supports small scale housing in the Parish in accordance with local identified needs. Policy CL15 identifies a housing allocation and Policy CL16 provide a mini brief for the site.

Paragraph 30 goes on to say that *'Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.'*

5. Delivering a sufficient supply of homes

Rural housing

Paragraph 65 sets out that *'strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations.'* A housing growth target has not been set for the NDP area, but the NDP has been prepared in the context of an up to date Local Plan which does identify the settlements in the Parish as sustainable locations within the Area of Outstanding Natural Beauty for future development.

The designated area is located within a rural area. Paragraph 78 advises that *'In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.'* The NDP supports this principle in Policy CL3.

6. Building a strong, competitive economy

Supporting a prosperous rural economy

Paragraph 84 advises that *'Planning policies and decisions should enable:*

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;*
- b) the development and diversification of agricultural and other land-based rural businesses;*
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and*
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.'*

The NDP recognises the Parish's location in a rural area and in the Area of Outstanding Natural Beauty and includes policies supporting economic growth in the parish.

8. Promoting healthy and safe communities

Paragraph 92 sets out that *'Planning policies and decisions should aim to achieve healthy, inclusive and safe place which c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling'* Paragraph 98 goes on to say *'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, and can deliver wider benefits for nature and support efforts to address climate change.'* The NDP recognises the important role the area has as a recreational resource for residents and visitors.

9. Promoting sustainable transport

Paragraph 104 c) advises that opportunities to promote walking, cycling and public transport use should be identified and pursued. The NDP promotes walking and cycling and improved accessibility to local facilities and the wider rural area by transport other than the private car.

11. Making effective use of land

Paragraph 119 advises that *'Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.'* Paragraph 120 goes on to say, *' Planning policies and decisions should: a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside.'*

NDP Policy CL4 aims to protect and enhance the robustness and function and value of the natural environment, including achieving environmental net gains.

12. Achieving well-designed places

Paragraph 126 explains that *'The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.'* Paragraph 127 goes on to say that *'Design policies should be developed with local communities, so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood planning groups can play an important role in identifying the special*

qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.'

The application of Design guides and codes is encouraged and promoted in paragraphs 128 and 129. Paragraph 128 advises *'Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design.'* Paragraph 129 sets out *' Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents.'*

NDP Policy CL9 sets specific design criteria for new development within the parish.

14. Meeting the challenge of climate change, flooding and coastal change

Paragraph 152 advises that *'The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.'*

Paragraph 154 advises that *'New development should be planned for in ways that: 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.'*

Paragraph 155 sets out *'To help increase the use and supply of renewable and low carbon energy and heat, plans should: a) provide a positive strategy for energy from these sources, that maximises the potential for suitable development, while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts); b) consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development; and c) identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.'* Paragraph 156 sets out that *'Local planning authorities should support community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning.'*

NDP Policy CL13 relates to managing flood risk and water quality with Policy CL14 supporting appropriate small scale low carbon energy, renewable energy, or communications infrastructure in accordance with the location of the parish in the AONB.

Planning and flood risk

Paragraph 161 sets out that plans should avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by various measures including c) using opportunities provided by new development and improvements in green and other infrastructure to reduce the causes and impacts of flooding, (making as much use as possible of natural flood management techniques as part of an integrated approach to flood risk management).

Policy CL13 is designed to manage flood risk and improvements to waste water treatment in areas not connected to mains drainage.

15. Conserving and enhancing the natural environment

Paragraph 174 advises that *'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.'*

The NDP Policies CL1, CL2 and CL4 protects local landscape character, with particular regard to the Forest of Bowland Area of Outstanding Natural Beauty, and the natural landscape of the parish.

Habitats and biodiversity

Paragraph 179 sets out that *'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 biodiversity⁶¹; 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.'*

NDP Policy CL4 encourages opportunities to improve biodiversity and ensure net environmental gain.

Ground conditions and pollution

Paragraph 185 sets out that *'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.'* This includes considering such matters as noise and light pollution. NDP Policy CL7 relates to dark skies and requires development to minimise light and noise pollution.

16. Conserving and enhancing the historic environment

Paragraph 189 advises that *'heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.'* Paragraph 190 goes on to say that *'plans should set out a positive strategy for the conservation and enjoyment of the historic environment.'* The NDP includes a policy relating to the historic environment.

3.2 b. Having Special Regard to the Desirability of Preserving any Listed Building or its Setting or any Features of Special Architectural or Historic Interest

[Note: this Basic Condition only applies to Neighbourhood Development Orders but has been included for the sake of completeness].

3.3 c. Having Special Regard to the Desirability of Preserving or Enhancing Character or Appearance of any Conservation Area

The Plan area includes a policy on the historic environment.

[Note: this Basic Condition only applies to Neighbourhood Development Orders but has been included for the sake of completeness].

3.4 d. Contributes to the Achievement of Sustainable Development

The Submission Neighbourhood Development Plan contributes strongly to the achievement of sustainable development. This is set out in more detail in Table 1 above in relation to the economic, social, and environmental objectives of the NPPF.

3.5 e. In General Conformity with Strategic Local Planning Policy

The Submission Neighbourhood Plan is in general conformity with strategic policies set out in the Local Plan for Lancaster District 2011-2031 Part One: Strategic Policies and Land Allocations DPD Adoption Version July 2020.

Table 3 sets out the way that the Neighbourhood Plan conforms to the relevant strategic planning policies in the development plan. For completeness relevant policies from A Local Plan for Lancaster District 2011-2031 Part Two: Review of the Development Management DPD Adoption Version July 2020 are also noted, although these are not considered strategic.

Table 3 General Conformity with Strategic Planning Policies

Caton-with-Littledale Neighbourhood Development Plan	A Local Plan for Lancaster District 2011-2031 Part One: Strategic Policies and Land Allocations DPD Adoption Version July 2020	General Conformity
<p>Policy CL1: Development Strategy</p> <p>A landscape capacity-led approach to development will be taken in the parish. Great weight will be given to the principle of conserving and enhancing landscape and natural beauty, wildlife, and cultural heritage in the parish due to its location in the Forest of Bowland AONB.</p>	<p>THE SPATIAL VISION FOR LANCASTER DISTRICT 2031</p> <p>Through the delivery of the Local Plan, the Council will achieve the following aspirations:</p> <p>....</p> <ul style="list-style-type: none"> • That the district will comprise sustainable, distinctive, healthy, and cohesive communities where residents enjoy the advantages of a level of self-containment that supports growth and diversity in distinctive local businesses whilst minimising the 	<p>Policy CL1 has been developed to place development more clearly in the context of the primary purpose of an AONB – to conserve and enhance the natural beauty of the area – and, in the interests of people living and working here, to put this at the heart of</p>

<p>Caton-with-Littledale Neighbourhood Development Plan</p>	<p>A Local Plan for Lancaster District 2011-2031 Part One: Strategic Policies and Land Allocations DPD Adoption Version July 2020</p>	<p>General Conformity</p>
<p>1. All Development All development in the Parish of Caton-with-Littledale, located in the Forest of Bowland AONB, should be sustainable, consistent with the primary purpose of AONB designation, and support the Special Qualities of the AONB as set out in the Forest of Bowland AONB Management Plan. Development must be determined by the capacity of the landscape to hold it and be in keeping with the primary purpose of the AONB. Within the parish, housing, employment, services, infrastructure, and other development should contribute towards meeting the needs of those who live in, work in, and visit the area in a way that:</p> <p>a) conserves and enhances the distinctive landscape, the natural beauty, historic context, and the Special Qualities of the AONB; and b) creates a vibrant, diverse, and sustainable community with a strong sense of place; and c) maintains a thriving local economy.</p> <p>2. Development within the Sustainable Settlements of Caton and Brookhouse To promote vibrant local communities and support services, small-scale growth and investment will be supported in the identified Sustainable Settlements of Caton and Brookhouse where it closely reflects identified local needs within the parish or immediately surrounding areas of the AONB, and</p>	<p>need to commute. New development will promote positive urban design to create a distinctive sense of place.</p> <ul style="list-style-type: none"> That the district’s unique natural and historic environment will be protected and / or enhanced to maintain a distinct sense of place and conserve designated landscapes, townscapes and important habitats and wildlife. <p>POLICY SP1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT</p> <p>POLICY SP2: LANCASTER DISTRICT SETTLEMENT HIERARCHY</p> <p>The Council will support proposals for development in the settlements set out below, provided that they are of a nature and scale that is proportionate to the role and function of that settlement or where they have been specifically identified in this plan to meet the strategic growth needs of the district. The role each settlement category will play in the future growth of the district is explained below: 1. REGIONAL CENTRE – this will provide the focus for future growth in the district and will accommodate the majority of new development. 2. KEY SERVICE CENTRE & MARKET TOWNS – these will play a supporting role to the Regional Centre and will accommodate levels of new residential</p>	<p>planning for this parish which wholly sits within the Forest of Bowland AONB.</p> <p>Furthermore, it serves both to fulfil the Management Plan of the Forest of Bowland AONB within Caton-with-Littledale Parish and to achieve an equivalent strategy and methodology for planning and development between the two AONBs within the Lancaster City area while being consistent with the Strategic Policies and Land Allocations DPD of the Local Plan</p> <p>This is consistent with the approach taken in the Arnside and Silverdale AONB DPD, and complements and is in general conformity with Policy SP1, SP2, EN2 of the Strategic Policies and Land allocations DPD</p>

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<p>conserves and enhances the local landscape and settlement character.</p> <p>3. Development on the edge of and outside Sustainable Settlements Development proposals on the edge of and outside settlements, including in hamlets and the open countryside, will be treated as exceptions, and will be permitted only where they demonstrate that:</p> <ul style="list-style-type: none"> d) there would be no adverse impact on settlement or landscape character; and that; e) there is an essential need for a rural location; or f) it will help to sustain an existing business, including farm diversification schemes; or g) it contributes to the meeting of a proven and essential housing need in that location; or h) it represents a sensitive and appropriate reuse, redevelopment, or extension of an existing building. <p>4. Major Development As in other AONBs, proposals for major development will not be permitted in the Caton-with-Littledale Parish unless the proposal can be demonstrated to be in the public interest and exceptional circumstances exist.</p>	<p>and economic development to serve more localised catchments.</p> <p>3. SUSTAINABLE RURAL SETTLEMENTS – these settlements will provide the focus of growth for Lancaster district outside the main urban areas subject in the AONBs to the constraints of the protected landscapes where a landscape-capacity approach will be taken.</p> <p>4. RURAL VILLAGES – these settlements will accommodate development that meets evidenced local needs only. <i>Caton and Brookhouse are identified as sustainable rural settlements within areas of outstanding natural beauty.</i></p> <p>POLICY EN2: AREAS OF OUTSTANDING NATURAL BEAUTY</p> <p>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</p> <p>FOREST OF BOWLAND AREA OF OUTSTANDING NATURAL BEAUTY</p> <p>The landscape character and visual amenity of both AONBs and their settings will be conserved and enhanced. All development in the AONBs should be</p>	

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<p>Whether a proposal is ‘major development’ is a matter for the decision-maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined. In determining whether exceptional circumstances exist the Council will consider:</p> <ul style="list-style-type: none"> i) the need for the development, including any national considerations, and the impact of permitting or refusing it upon the local economy; and j) the cost of, and scope for, developing outside the neighbourhood area, or meeting the need for it in some other way; and k) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated. <p>The intimate nature of the AONB landscape means that even some smaller-scale proposals may be considered to be major developments depending on the local context.</p> <p>5. Brownfield Land The categorisation of a site as brownfield does not negate or outweigh the need for the full and careful consideration of the impacts of a development on the AONB against the full range of policy requirements.</p>	<p>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.</p> <p>Refer also to: A Local Plan for Lancaster District 2011-2031 Part Two: Review of the Development Management DPD Adoption Version July 2020</p> <p>Policy DM6: Housing Provision in the Forest of Bowland AONB</p>	

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<p>Policy CL2: Landscape</p> <p>Within the Parish of Caton-with-Littledale set in the Forest of Bowland AONB, development proposals will be required to demonstrate how they conserve and enhance the landscape, and the natural beauty of the area. Proposals will not be permitted where they would have an adverse effect upon the landscape character or visual amenity of the AONB or its setting.</p> <p>Development proposals will be supported where they:</p> <ol style="list-style-type: none"> take into account the Forest of Bowland AONB Landscape Character Assessment for the Caton-with-Littledale Parish area, and other relevant evidence; reflect the rural nature, historic character and local distinctiveness of the area including settlement character and separation, local vernacular traditions and building materials and native vegetation/planting; respect the visual amenity, views, tranquillity, dark skies, and the sense of space and place, avoiding the introduction of intrusive elements, or compromise to the skyline or settlement separation; take full account of the cumulative and incremental impacts of development having regard to the effects of existing developments 	<p>THE SPATIAL VISION FOR LANCASTER DISTRICT 2031</p> <ul style="list-style-type: none"> That the district will comprise sustainable, distinctive, healthy, and cohesive communities where residents enjoy the advantages of a level of self-containment that supports growth and diversity in distinctive local businesses whilst minimising the need to commute. New development will promote positive urban design to create a distinctive sense of place. That the district's unique natural and historic environment will be protected and / or enhanced to maintain a distinct sense of place and conserve designated landscapes, townscapes and important habitats and wildlife. <p>Policy SP1: Presumption in favour of Sustainable Development</p> <p>Policy SP2: Lancaster District Settlement Hierarchy</p> <p>Policy EN2: Areas of Outstanding Natural Beauty</p> <p>Refer also to: A Local Plan for Lancaster District</p>	<p>Policy CL2 has been developed to ensure that the primary purpose of the AONB is at the heart of the overall approach to development in the parish, and to ensure that new development supports the Forest of Bowland AONB's primary purpose and Special Qualities alongside the interests of residents.</p> <p>This is consistent with the approach taken in the Arnside and Silverdale AONB DPD and complements and is in general conformity with Policy SP1, SP2, EN2 of the Strategic Policies and Land allocations DPD.</p>

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<p>(including unintended impacts and impacts of development that has taken place as a result of Permitted Development Rights, licensing, or certification) and the likely further impacts of the proposal in hand; and e) include a landscape assessment, the level of detail of which should be proportionate to the scale of the proposal and the level of impact of the proposed development on the landscape. For larger or otherwise more sensitive sites or schemes (including the majority of new developments), this will require a Landscape and Visual Impact Assessment (LVIA) undertaken by a qualified professional to Landscape Institute Standards, showing how impacts may be minimised or mitigated.</p>	<p>2011-2031 Part Two: Review of the Development Management DPD Adoption Version July 2020</p> <p>Policy DM6: Housing Provision in the Forest of Bowland AONB</p> <p>Policy DM46: Development and Landscape Impact</p>	
<p>Policy CL3: Housing Provision</p> <p>Within the NDP area, the number, size, types, and tenures of all homes provided should closely reflect identified local needs in accordance with current parish housing needs evidence at the time of the application.</p> <p>Proposals for new housing development will be supported where they deliver affordable housing in accordance with the relevant policy of the Lancaster Development Management DPD (Currently Policy DM6).</p>	<p>THE SPATIAL VISION FOR LANCASTER DISTRICT 2031</p> <p>Policy SP1: Presumption in favour of Sustainable Development</p> <p>Policy SP2: Lancaster District Settlement Hierarchy</p> <p>Policy EN2: Areas of Outstanding Natural Beauty</p> <p>Refer also to: A Local Plan for Lancaster District</p>	<p>Policy CL3: Housing Provision supports small scale housing in accordance with identified local needs of the community.</p> <p>This is in general conformity with Lancaster Local Plan Part One Policy SP2, which identifies Caton and Brookhouse as Sustainable Rural Settlements that are located within the AONB.</p>

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Priority will be given to the delivery of affordable housing and maximising the potential for meeting identified local needs and local affordable needs from development proposals. These will be expected to demonstrate that housing densities reflect local settlement character.	<p>2011-2031 Part Two: Review of the Development Management DPD Adoption Version July 2020</p> <p>Policy DM1: New Residential Development and Meeting Housing Needs.</p> <p>Policy DM6: Housing Provision in the Forest of Bowland AONB.</p> <p>Policy DM46: Development and Landscape Impact.</p>	<p>Policy EN2 reaffirms this approach.</p> <p>This is also consistent with the approach taken in the Arnside and Silverdale AONB DPD.</p>
<p>Policy CL4: Natural Environment</p> <p>The high quality of the natural environment is a key feature of the parish within the Forest of Bowland AONB. New development will conserve and enhance the biodiversity and geodiversity, avoid the fragmentation and isolation of or disturbance to wildlife, habitats, and species. It will also help to create and reinforce green corridors and ecological networks and deliver ecosystem services as a means of maximising wider public benefits and in reinforcing the local area's identity and sense of place.</p> <p>Development proposals should protect and enhance biodiversity and/or geodiversity, to minimise both direct and indirect impacts. There</p>	<p>THE SPATIAL VISION FOR LANCASTER DISTRICT 2031</p> <p>POLICY SP8: PROTECTING THE NATURAL ENVIRONMENT</p> <p>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 / or National importance.</p> <p>.....</p> <p>Development proposals will be expected to protect, maintain, and enhance the district's biodiversity and</p>	<p>Policy CL4 has been prepared in response to the neighbourhood area's location within the Area of Outstanding Natural Beauty.</p> <p>Biodiversity and geodiversity are key environmental concerns for the Forest of Bowland AONB. There are sites which are subject to high levels of protection in national or international law which include Calf Hill and Cragg Woods Special Area of Conservation and Bowland Fells Special Protection Area. Lancaster City Council has</p>

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<p>should, as a principle, be a net gain of biodiversity assets wherever possible.</p> <p>To protect and enhance the robustness, function and value of the natural environment, development proposals must protect and contribute to the appropriate enhancement of the extent, value and/or integrity of:</p> <ul style="list-style-type: none"> a) any site or habitat protected for its biodiversity or geodiversity value, at an international, national, or local level; b) any priority habitat or species; c) ecosystem services; d) ecological networks and their connectivity, including steppingstones, buffer zones, functionally linked land, corridors and other linkages; e) the mosaic pattern of habitats and species and the mosaic approach to their management and protection; f) any other natural features or assets of significance and value in the AONB or characteristic of the AONB, including those that do not enjoy formal protected status. <p>Exceptions will be made only where:</p> <ul style="list-style-type: none"> g) there is an overriding public need for the development; and 	<p>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.</p> <p>POLICY EN7: ENVIRONMENTALLY IMPORTANT AREAS</p> <p>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:</p> <p>EN7.3 Bowland Fells</p> <p>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 EN7.8 Calf Hill/Crag Wood</p>	<p>comprehensive policies on biodiversity and geodiversity with clear implications for their protection and enhancement. This policy clarifies and expands on these to ensure that new development supports the AONB's natural environment, primary purpose, and Special Qualities.</p> <p>Lancaster Local Plan Part One Policy EN7 lists various sites of wildlife importance including those which are within the neighbourhood area.</p> <p>NDP Policy CL1 also includes biodiversity net gain.</p> <p>This is in general conformity with the Spatial Vision in the Lancaster Local Plan Part One which sets out that new development will promote positive urban design to create a distinctive sense of place and the district's unique</p>

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<p>h) the development cannot be located elsewhere; and i) 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.</p> <p>Before works to traditional buildings or features take place, appropriate species surveys should be undertaken and an appropriate plan for their protection, mitigation and enhancement put in place.</p> <p>New buildings and conversions will be required to incorporate measures to support biodiversity as part of their fabric as is appropriate, based on site-specific and other local biodiversity evidence. These should include measures such as swift bricks, hedgehog highways, bat boxes, access tiles, living roofs or walls, and special consideration for species that are dependent on the built environment.</p> <p>Development should restore and enhance water bodies, prevent deterioration, promote recovery, reduce flood risk and conserve habitats and species that depend directly on water. Where relevant, this should involve the opening up of culverts.</p>	<p>Development proposals which may impact on species and habitats will be expected to have due regard to Policy DM44 of the Development Management DPD.</p> <p>Refer also to: A Local Plan for Lancaster District 2011-2031 Part Two: Review of the Development Management DPD Adoption Version July 2020</p> <p>Policy DM44: The Protection and Enhancement of Biodiversity Policy DM45: Protection of Trees, Hedgerows and Woodland</p>	<p>natural and historic environment will be protected and / or enhanced to maintain a distinct sense of place.</p> <p>This Policy is in general conformity with Local Plan Part One Policy SP8 and Policy EN7 which notes the important landscapes, species and habitats in Lancaster District and requires development proposals to protect, maintain and enhance the district's biodiversity through various broad measures.</p> <p>This is also consistent with the approach taken in the Arnside and Silverdale AONB DPD.</p>

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<p>Proposals that enable or facilitate specifically tailored or targeted action to restore or enhance rare or priority species or habitats will be particularly supported.</p> <p>Trees and woodland New development should protect and enhance existing trees unless there are clear and demonstrable reasons why their removal would aid delivery of a better development overall, and positively incorporate new trees.</p> <p>Proposals that would result in the loss or deterioration of trees that are subject to Tree Preservation Orders, are Ancient, Veteran or located within Conservation Areas, or that are otherwise significant, will not be permitted unless:</p> <ul style="list-style-type: none"> j) an overriding need for the development and its benefits in that location clearly outweigh the loss or harm; and k) compensatory planting is provided. <p>New or replacement planting in proposals for development should:</p> <ul style="list-style-type: none"> l) be at appropriate ratio and of appropriate species to conserve and enhance the special character of the area and to reflect the purpose of the planting; 		

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<p>m) promote a wider diversity of species, including diversity of height; n) reinforce adjacent habitats and reflect historic planting patterns in the locality; o) be supported by an appropriate management regime; and p) support the need to manage mature or over-mature trees.</p> <p>Landscaping in new development should remove invasive species. Account should be taken of the needs of particular species dependent on the retention of dead wood and mature trees within woodland.</p> <p>Development proposals will be accompanied by a proportionate ecological survey including an assessment of the role the site plays in the local ecological network, taking into account connectivity and activity at different times of year. There should be clear links between the survey outcomes and any protection, mitigation and enhancement measures proposed.</p>		
<p>Policy CL5: Area of Separation</p> <p>In order to maintain the established pattern of development and conserve the character of the Forest of Bowland AONB and its distinctive villages, all future development should minimise</p>	<p>THE SPATIAL VISION FOR LANCASTER DISTRICT 2031</p> <p>POLICY SP8: PROTECTING THE NATURAL ENVIRONMENT</p>	<p>The villages of Caton and Brookhouse are separated by Artle Beck and an adjacent swathe of grazed farmland, which provide an attractive rural setting to the two</p>

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<p>the impact on the open character of the Area of Separation identified on Map 3. Development which would result in the further coalescence of Brookhouse and Caton will not be permitted.</p> <p>Development will be assessed in terms of its impact upon the Area of Separation, including any harm to the effectiveness of the gap between settlements and, in particular, the degree to which the development proposed would compromise the function of the Area of Separation in protecting the identity and distinctiveness of settlements.</p>	<p>POLICY SP9: MAINTAINING STRONG AND VIBRANT COMMUNITIES</p> <p>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.</p> <p>This will be done through ensuring that sufficient and appropriate provision is made for education and healthcare 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.</p> <p>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 promote the role of sustainable transport, particularly cycling and walking.</p> <p>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</p>	<p>villages, characteristic of the wider Forest of Bowland AONB.</p> <p>This Area of Separation reflects the historic character of the settlements and creates a visual separation which is considered essential to maintaining the distinct identities of the two villages.</p> <p>There is a strong visual link between Brookhouse Road and Hornby Road with far-reaching views stretching both across the valley towards Aughton Woods and up to the rising land towards Littledale. The Area of Separation is also distinct in views from elsewhere in the parish.</p> <p>Policy CL5 has been developed to ensure that this separation between the two village is retained to ensure the established pattern of development and conserve</p>

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	<p>and diversification where they retain their long term value to the community they serve.</p> <p>It is important that local communities have the opportunity to contribute to plan-making through the neighbourhood plan process, where communities take up the option to prepare a neighbourhood plan for their locality, the Council will seek to provide assistance and support in their preparation.</p> <p>POLICY EN6: AREAS OF SEPARATION</p> <p>The Council have identified an Area of Separation between Lancaster and Halton to ensure that the strategic growth proposed to the North of the City via Policy SG9 of this DPD does not result in two distinctly separate settlements merging together. The Area of Separation has been defined using clear and robust boundaries (i.e., Kellet Road, Halton Road, and the Bay Gateway) which provides a highly open area to remain undeveloped. The Area of Separation also provides protection to the setting of Carus Lodge, which is a Listed Building.</p> <p>It is also the Council's intention to provide further Areas of Separation to the South of Lancaster as part of the Bailrigg Garden Village to provide separation from the new development to Galgate, Bailrigg Village and South Lancaster. These areas will be specifically</p>	<p>the character of the Forest of Bowland AONB.</p> <p>This is in general conformity with the Spatial Vision in the Lancaster Local Plan Part One which sets out that new development will promote positive urban design to create a distinctive sense of place and the district's unique natural and historic environment will be protected and / or enhanced to maintain a distinct sense of place.</p> <p>This Policy is in general conformity with Local Plan Part One Policy SP8 and SP9 and is also line with the aims of Policy EN6 for Areas of separation designated by Lancaster City Council.</p>

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	<p>defined with the forthcoming Lancaster South Area Action Plan DPD.</p> <p>Development proposals within Areas of Separation will be considered against how such proposals affect the openness and visual amenity of this area. Proposals will not be supported where they have impacts on wider openness within the areas and result in the coalescence between settlements and affect overall distinctiveness.</p> <p>Refer also to: A Local Plan for Lancaster District 2011-2031 Part Two: Review of the Development Management DPD Adoption Version July 2020</p> <p>Policy DM27 Open space, sports, and recreational facilities</p>	
<p>Policy CL6: Protecting Local Green Space</p> <p>The following local green spaces (identified on Map 4 and individual maps in the Local Green Space Assessment) are designated in accordance with paragraphs 76 and 77 of the NPPF:</p> <ol style="list-style-type: none"> 1) Becksides 2) Caton Bowling Green 3) Caton Primary School (formerly Caton Community School) Field 	<p>THE SPATIAL VISION FOR LANCASTER DISTRICT 2031</p> <p>POLICY SP8: PROTECTING THE NATURAL ENVIRONMENT</p> <p>POLICY SP9: MAINTAINING STRONG AND VIBRANT COMMUNITIES</p>	<p>Policy CL6 of the Caton-with-Littledale NDP identifies 7 areas of open space that comply and are in accordance with the relevant paragraphs in the NPPF to be designated as Local Green Space. The Local Green Space Assessment and additional evidence on</p>

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<p>4) Fell View 5) The River Lune Millennium Park (Millennium Way) – Crook o’ Lune to end. 6) Parish Woodland 7) Station Field</p> <p>New development which impacts adversely on the openness and visual amenity of these sites will not be permitted, except in very special circumstances.</p> <p>Very special circumstances will only exist where the potential harm caused by any new development is clearly outweighed by other considerations.</p> <p>Each of the land parcels listed in this policy has been assessed for eligibility for designation as Local Green Spaces. The assessment may be found on the Caton-with-Littledale Parish Council website - https://www.catonvillage.org.uk/neighbourhood-plan</p>	<p>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.</p> <p>This will be done through ensuring that sufficient and appropriate provision is made for education and healthcare 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.</p> <p>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 promote the role of sustainable transport, particularly cycling and walking.</p> <p>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.</p>	<p>each site is available following the links in the NDP.</p> <p>This is in general conformity with the Spatial Vision in the Lancaster Local Plan Part One which sets out that new development will promote positive urban design to create a distinctive sense of place and the district’s unique natural and historic environment will be protected and / or enhanced to maintain a distinct sense of place.</p> <p>This Policy is in general conformity with Local Plan Part One Policy SP8, SP9 and SC3.</p>

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	<p>It is important that local communities have the opportunity to contribute to plan-making through the neighbourhood plan process, where communities take up the option to prepare a neighbourhood plan for their locality, the Council will seek to provide assistance and support in their preparation.</p> <p>POLICY SC3: OPEN SPACE, RECREATION AND LEISURE Existing open space and recreation facilities have been identified on the Local Plan Policies Map. These sites, identified for their recreation, environmental and/or amenity value will be protected from inappropriate development in accordance with relevant national and local planning policy.</p> <p>Refer also to: A Local Plan for Lancaster District 2011-2031 Part Two: Review of the Development Management DPD Adoption Version July 2020</p> <p>Policy DM27 Open space, sports, and recreational facilities</p>	
<p>Policy CL7 Dark Skies To minimise light pollution and to maintain the views of our night-time skies, planning proposals</p>	<p>THE SPATIAL VISION FOR LANCASTER DISTRICT 2031</p>	<p>In the Forest of Bowland AONB the relative isolation means that there are areas of land still largely unaffected by</p>

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<p>that include external lighting and significant openings that would allow internal lighting to be seen externally will have to demonstrate the following:</p> <ul style="list-style-type: none"> a) They have undertaken an assessment of the need for lighting and can demonstrate need; and b) The proposed lighting is the minimum required and only appropriate to its purpose, so as to protect the area's natural surroundings and intrinsic darkness; and c) The nature of the proposed lighting is appropriate for its use and location. The Institution of Lighting Professionals (ILP) has provided guidance on acceptable levels of illumination for specific areas. Applicants will be required to assess the need for lighting, whether the benefits of the lighting outweigh any harm caused, and any alternative measures available; and d) There is not a significantly adverse effect either individually or cumulatively on: <ul style="list-style-type: none"> I. the character of the area; and II. the visibility of the night sky; and III. biodiversity (including bats and other light sensitive species); and 	<p>POLICY SP8: PROTECTING THE NATURAL ENVIRONMENT</p> <p>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 / or National importance.</p> <p>.....</p> <p>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.</p> <p>POLICY EN7: ENVIRONMENTALLY IMPORTANT AREAS</p> <p>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</p>	<p>light pollution; however, where lighting is obtrusive, this can seriously affect the quality of the landscape which was designated partly because of its tranquillity and its value to heritage and biodiversity.</p> <p>As the parish is located within the Forest of Bowland, the Parish Council consider it appropriate that a policy is included in the neighbourhood plan that incorporates measures to minimise light spillage and avoid any intrusive lighting.</p> <p>This is in general conformity with the Spatial Vision in the Lancaster Local Plan Part One which sets out that new development will promote positive urban design to create a distinctive sense of place and the district's unique natural and historic environment will be protected and / or enhanced to</p>

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<p>IV. residents, pedestrians, or drivers.</p> <p>It is recognised that many traditional buildings may have ‘significant openings’ from which light spillage will occur.</p>	<p>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:</p> <p>EN7.3 Bowland Fells</p> <p>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 EN7.8 Calf Hill/Crag Wood</p> <p>Development proposals which may impact on species and habitats will be expected to have due regard to Policy DM44 of the Development Management DPD.</p> <p>Refer also to: A Local Plan for Lancaster District 2011-2031 Part Two: Review of the Development Management DPD Adoption Version July 2020</p> <p>Policy DM44: The Protection and Enhancement of Biodiversity Policy DM29: Key Design Principles</p>	<p>maintain a distinct sense of place.</p> <p>This Policy is in general conformity with Local Plan Part One Policy SP8 and SP9 and provides a more detailed approach than Policy DM29 in the Review of the Development Management DPD.</p>

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<p>Policy CL8: Historic Environment</p> <p>All development proposals in the parish, because of its location within the Forest of Bowland AONB, must take into account the unique heritage assets and historic character of the area, including built, natural, historic, and cultural heritage features, and protect, conserve, and enhance the significance of heritage assets (including any contribution made by their setting) historic landscape character and the distinctiveness of settlements.</p> <p>Before works to historic assets take place, surveys should be undertaken proportionate to the asset's importance, to record its historical interest and to understand the nature and scale of impact on its significance.</p> <p>Development proposals affecting designated heritage assets or affecting non-designated heritage assets that are identified on any Local List or in the Historic Environment Record, or discovered during the application process, will be supported provided that they:</p> <p>a) conserve and enhance the significance of the asset, including its contribution to the wider historic character and landscape of the AONB. This may include schemes that specifically aim to (or include measures to) protect, restore,</p>	<p>THE SPATIAL VISION FOR LANCASTER DISTRICT 2031</p> <p>POLICY SP7: MAINTAINING LANCASTER DISTRICT'S UNIQUE HERITAGE</p> <p>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.</p> <p>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.</p> <ul style="list-style-type: none"> • Extensive evidence of prehistoric activity, with settlement remains and field systems in the eastern uplands, and defended enclosures such as Warton Crag; 	<p>Caton-with-Littledale Parish contains a conservation area (Brookhouse).</p> <p>Policy CL8 has been developed to add further detail to Policy SP7, to ensure that development in the parish reflects the status within the Area of Outstanding Natural Beauty.</p> <p>This Policy is in general conformity with Local Plan Part One Policy SP7 and provides a more detailed approach than Policy DM29 in the Review of the Development Management DPD.</p>

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<p>enhance, reveal, interpret, sensitively and imaginatively incorporate, or record historic assets or features.</p> <p>b) reflect local vernacular and the distinctive historic and settlement character.</p> <p>c) conserve and enhance the character and setting of the asset; and</p> <p>d) promote enjoyment, understanding and interpretation of the asset(s), as a means of maximising wider public benefits and reinforcing the AONB's identity and sense of place.</p> <p>Development proposals will not be permitted where they are unjustified or where public benefits do not offset any harm that would occur to the significance of heritage assets including the area's historic landscape character, including cumulative impacts.</p> <p>Proposals affecting ancient/historic field patterns should reinforce and reflect the pattern.</p> <p>Within the Brookhouse Conservation Area, all new development will be expected to satisfy the relevant Lancaster City Council policies (currently DM38 and DM39)</p>	<ul style="list-style-type: none"> • 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 	

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	<p>warehouses of St George’s Quay, Sunderland Point and Glasson Dock, Lancaster’s ‘outport’;</p> <ul style="list-style-type: none"> • 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; 	

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	<ul style="list-style-type: none"> • 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. <p>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.</p> <p>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.</p>	

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	<p>As well as fulfilling its statutory duties, the Council will:</p> <ul style="list-style-type: none"> 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. <p>Refer also to: A Local Plan for Lancaster District 2011-2031 Part Two: Review of the Development Management DPD Adoption Version July 2020</p> <p>Policy DM38: Development affecting Conservation Areas</p> <p>Policy DM29: Key Design Principles</p>	
<p>Policy CL9: Design</p> <p>For development proposals within the AONB the highest standards of design and construction will</p>	<p>THE SPATIAL VISION FOR LANCASTER DISTRICT 2031</p> <p>Through the delivery of the Local Plan, the Council will achieve the following aspirations:</p>	<p>Policy CL9 has been developed to ensure that new development within the parish and also within the</p>

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<p>be required to conserve and enhance the landscape, built environment, distinctive settlement character and historic, cultural, and architectural features.</p> <p>In addition to the design requirements set out in the relevant Lancaster Development Management DPD policies, the design of development proposals should:</p> <ul style="list-style-type: none"> a) respond to the character of the landscape and local built environment including buildings, boundary treatments, open spaces, trees, roofscapes, historic village layouts and have particular regard to local vernacular traditions, building to plot/green space ratios and to the quality, integrity, character, and settings of natural, built, and historic features; and b) reinforce what is special and locally distinctive about design in the AONB through careful consideration of visual amenity, layout, views, scale, height, solid form, massing, proportions, alignment, design detailing, lighting, materials, colours, finishes and the nature of the development; and c) 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; and 	<p>....</p> <ul style="list-style-type: none"> • That the district will comprise sustainable, distinctive, healthy, and cohesive communities where residents enjoy the advantages of a level of self-containment that supports growth and diversity in distinctive local businesses whilst minimising the need to commute. New development will promote positive urban design to create a distinctive sense of place. • That the district’s unique natural and historic environment will be protected and / or enhanced to maintain a distinct sense of place and conserve designated landscapes, townscapes and important habitats and wildlife <p>POLICY EN2: AREAS OF OUTSTANDING NATURAL BEAUTY</p> <p>Refer also to: A Local Plan for Lancaster District 2011-2031 Part Two: Review of the Development Management DPD Adoption Version July 2020</p> <p>Policy DM29: Key Design Principles</p>	<p>villages of Caton and Brookhouse reflects its location within the Area of Outstanding Natural Beauty.</p> <p>This is in general conformity with the Spatial Vision in the Lancaster Local Plan Part One which sets out that new development will promote positive design to create a distinctive sense of place and the district’s unique natural and historic environment will be protected and / or enhanced to maintain a distinct sense of place.</p> <p>The NDP area is within the Area of Outstanding Natural Beauty and therefore Policy EN2 will apply, and development proposals located within the AONB should have due regard to all relevant policies contained within the Local Plan.</p>

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<p>d) ensure that boundary treatments, screening and entranceways reflect local character and context including through retention (or appropriate replacement where necessary) of existing features of value such as hedgerows, trees, verges, and traditional stone walls and through the careful consideration of materials and heights for gates, gateposts and fencing and of appropriate species for planting; and</p> <p>e) avoid using existing 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.</p>		<p>This policy is in general conformity with Policy EN2 of the Local Plan Part One.</p> <p>This is also consistent with the approach taken in the Arnside and Silverdale AONB DPD.</p>
<p>Policy CL10 Economic Development</p> <p>The development of new small-scale employment opportunities within the settlements of Caton and Brookhouse will be supported where they bring economic benefits to the AONB, the proposals allow businesses to adapt to alternative ways of working and the development:</p> <p>a) is appropriate to the village and AONB landscape setting in terms of scale, location, design, and materials;</p> <p>b) demonstrates consideration of impact on infrastructure and incorporates mitigation measures to minimise any adverse impacts;</p>	<p>THE SPATIAL VISION FOR LANCASTER DISTRICT 2031</p> <p>POLICY EC1: ESTABLISHED EMPLOYMENT AREAS [inter alia]</p> <p>The Council will seek to support and encourage economic growth and new development opportunities within established employment areas in accordance with relevant local and national planning policy. Within these employment areas, proposals which are not covered by 'B' land-use class uses will be restricted, unless exceptional circumstances are demonstrated.</p> <p>Rural Employment Sites</p>	<p>Policy CL10 has been developed to ensure that economic development within the villages of Caton and Brookhouse reflects its location within the Area of Outstanding Natural Beauty.</p> <p>This is in general conformity with the Spatial Vision in the Lancaster Local Plan Part One which sets out that new development will promote positive design to create a distinctive sense of place and</p>

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<p>c) provides adequate car parking for employees and visitors;</p> <p>d) consists of small-scale business / start up units or facilities which support local services and the visitor economy linked to the enjoyment of the countryside;</p> <p>e) includes business signage which is of appropriate design and scale, in keeping with the AONB landscape and village setting.</p> <p>Proposals for employment uses in the wider rural area will be assessed against the relevant Lancaster City Council policies and will encourage developments that help secure the viability of local farms.</p>	<p>The Council will support the delivery of economic growth within rural locations on sites that are allocated for employment purposes and where required within the sustainable villages listed in Policy SP2. The employment sites will be protected from non-employment generating uses for their economic value and contribution to the wider rural economy of the district. Development proposals for B1 (Office), B2 (General Industrial) and B8 (Storage and Distribution) will be supported in principle within the rural employment sites identified below.</p> <p>Site EC1.20 Willow Mill, Caton</p> <p>POLICY EN2: AREAS OF OUTSTANDING NATURAL BEAUTY</p> <p>Refer also to: A Local Plan for Lancaster District 2011-2031 Part Two: Review of the Development Management DPD Adoption Version July 2020</p> <p>Policy DM47: Economic Development in Rural Areas Policy DM29: Key Design Principles</p>	<p>the district's unique natural and historic environment will be protected and / or enhanced to maintain a distinct sense of place.</p> <p>The NDP area is within the Area of Outstanding Natural Beauty and therefore Policy EN2 will apply, and development proposals located within the AONB should have due regard to all relevant policies contained within the Local Plan.</p> <p>This policy is in general conformity with Policy EN2 of the Local Plan Part One.</p> <p>This is also consistent with the approach taken in the Arnside and Silverdale AONB DPD.</p>
<p>Policy CL11 Maintaining the Vitality of Local Shopping/ Business Areas</p>	<p>THE SPATIAL VISION FOR LANCASTER DISTRICT 2031</p>	<p>Policy CL11 has been developed to ensure that the vitality of the rural centre and local business areas is</p>

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<p>Within existing shopping/business areas in Caton village centre, Brookhouse shopping area and Willow Mill business centre, development that help maintain the vitality and viability of the local shopping area will be supported subject to the following criteria:</p> <p>a) new shop frontages are of high-quality design and scale and enhance local distinctiveness of appropriate design and scale in keeping with the setting by ensuring that corporate branding is subordinate to the site and appropriate materials are used; and</p> <p>b) distinctive and detailed features of buildings are retained and enhanced; and</p> <p>c) secure areas for refuse and recycling are included; and</p> <p>d) cycle parking is included where possible.</p> <p>The shared and flexible service and facility uses of buildings in Caton and Brookhouse centres will be supported where this will help the continued operation of key services.</p> <p>Proposals that would result in the loss of buildings / uses, which currently (or have previously) provided the community with a local service, and which could include services such as local shops and community facilities, must provide compelling and</p>	<p>POLICY EC1: ESTABLISHED EMPLOYMENT AREAS [inter alia]</p> <p>POLICY TC1: THE RETAIL HIERARCHY FOR LANCASTER DISTRICT</p> <p>To protect and maintain the vitality and viability of existing City, Town, and Local Centres, to protect local services and minimise the need to travel by private car, the Council has proposed the following retail hierarchy:</p> <p>Caton is identified as Rural Local Centre which are defined as having the following function:</p> <p><i>The local centres will maintain their roles in providing key services to the rural communities within the district.</i></p> <p>Refer also to: A Local Plan for Lancaster District 2011-2031 Part Two: Review of the Development Management DPD Adoption Version July 2020</p> <p>Policy DM47: Economic Development in Rural Areas Policy DM29: Key Design Principles Policy DM56: Protection of Local Services and Community Facilities</p>	<p>maintained, and also reflects its location within the Area of Outstanding Natural Beauty.</p> <p>This is in general conformity with the Spatial Vision in the Lancaster Local Plan Part One which sets out that new development will promote positive design to create a distinctive sense of place and the district's unique natural and historic environment will be protected and / or enhanced to maintain a distinct sense of place.</p> <p>The NDP area is within the Area of Outstanding Natural Beauty and therefore Policy EN2 will apply, and development proposals located within the AONB should have due regard to all relevant policies contained within the Local Plan.</p> <p>Policy EC1 identifies Willow Mill as being established employment and Policy TC1</p>

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<p>detailed evidence as detailed within Policy DM56 of the Development Management DPD.</p>		<p>identifies Caton as being a Rural Local Centre</p> <p>This policy is in general conformity with Policy EN2, EC1 and TC1 of the Local Plan Part One.</p> <p>This is also consistent with the approach taken in the Arnsdale and Silverdale AONB DPD.</p>
<p>Policy CL12 Community and Recreational Facilities</p> <p>1. Existing Facilities</p> <p>The following list relates to the facilities within the parish that have been identified as falling within the protection of within the parish that</p> <p>Existing Community and Recreational Facilities listed below have been identified as facilities of importance and are protected in accordance with relevant Policies of the Lancaster City Council Development Management DPD:</p> <ul style="list-style-type: none"> • Station Field. • Fell View Children’s playground and field. • School grounds and playing fields. 	<p>THE SPATIAL VISION FOR LANCASTER DISTRICT 2031</p> <p>POLICY SP9: MAINTAINING STRONG AND VIBRANT COMMUNITIES</p> <p>POLICY SC3: OPENSACE, RECREATION AND LEISURE</p> <p>Refer also to: A Local Plan for Lancaster District 2011-2031 Part Two: Review of the Development Management DPD Adoption Version July 2020</p> <p>Policy DM47: Economic Development in Rural Areas Policy DM29: Key Design Principles</p>	<p>Policy CL10 has been developed to ensure that the facilities that have been identified by the Parish Council are protected by Lancaster City Council’s development management policy DM56</p> <p>This policy is in general conformity with Policy SP9, and Policy SC3 of the Local Plan Part One.</p>

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<ul style="list-style-type: none"> • Bowling green. • Tennis Courts. • Memorial gardens. • Millennium Way • Places of worship • Victoria Institute • Scout Hut • Church Halls <p>Proposals that would result in the loss of buildings / uses, which currently (or have previously) provided the community with a local service, and which could include services such as local shops and community facilities, must provide compelling and detailed evidence as detailed within Policy DM56 of the Development Management DPD.</p>	<p>Policy DM56: Protection of Local Services and Community Facilities</p>	
<p>Policy CL13 Managing flood risk and water quality.</p> <p>New development should be designed to maximise the retention of surface water on the development site and to minimise runoff. Sustainable drainage systems (SuDS) should be implemented wherever possible.</p> <p>The design of new buildings and infrastructure should take account of existing topography to manage the flow of water along specific flow routes</p>	<p>THE SPATIAL VISION FOR LANCASTER DISTRICT 2031</p> <p>POLICY SP8: PROTECTING THE NATURAL ENVIRONMENT</p> <p>...</p> <p>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 is addressed. The impacts of future growth will not create new</p>	<p>Policy CL13 sets out the priority for managing surface water and promotes the SUDS where appropriate.</p> <p>This Policy is in general conformity with Local Plan Policy SP8 which sets out that growth will not create new flooding issues or exacerbate existing problems and should seek to reduce flood risk overall.</p>

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<p>away from property and into appropriate storage facilities and/or “slow the flow” systems.</p> <p>Water attenuation facilities such as lagoons, ponds and swales should be provided within development sites.</p> <p>Sustainable design of buildings which support rainwater harvesting are supported. Storage of rainwater for non-drinking water purposes such as watering gardens and flushing toilets is encouraged.</p> <p>Areas of hard standing such as driveways and parking areas should be minimised and porous materials used where possible, with associated soakaway facilities.</p> <p>The NDP will support initiatives that rationalise or improve the provision of wastewater treatment in areas not connected to mains drainage, including installing new treatment works.</p> <p>Any development which will overload or proposes to make use of an already overloaded, leaking, or out-of-date septic tank, sewerage treatment place or cess pit infrastructure will be required to make provision for appropriate upgrading infrastructure.</p>	<p>flooding issues or exacerbate existing problems and seeks to reduce flood risk overall.</p> <p>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.</p> <p>Refer also to: A Local Plan for Lancaster District 2011-2031 Part Two: Review of the Development Management DPD Adoption Version July 2020</p> <p>Policy DM34: Surface Water Run-Off and Sustainable Drainage</p>	<p>This is also consistent with the approach taken in the Arnsdale and Silverdale AONB DPD.</p>

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<p>For new development in locations where there are vulnerable aquifers, applicants will need to provide an assessment that demonstrates that surface and foul water will be kept out of the aquifer, and how.</p> <p>Proposals for new development should reflect the specific circumstances and Special Qualities of the AONB and relevant current evidence in relation to probable impacts on and potential benefits for water quality, sewerage infrastructure and sustainable drainage.</p>		
<p>Policy CL14 Energy and Communications</p> <p>Medium-to-large scale energy or communications infrastructure is likely to be major development contrary to national policy and will not be permitted in the parish owing to its location in the Forest of Bowland AONB.</p> <p>Small-scale low-carbon energy, renewable energy or communications infrastructure schemes in the parish will be encouraged providing that:</p> <p>a) the siting, scale, design, and appearance will not have an adverse impact upon landscape or settlement character or views into, out of and across the AONB, including from Public Rights of Way;</p>	<p>THE SPATIAL VISION FOR LANCASTER DISTRICT 2031</p> <p>POLICY EN2: AREAS OF OUTSTANDING NATURAL BEAUTY</p> <p>Refer also to: A Local Plan for Lancaster District 2011-2031 Part Two: Review of the Development Management DPD Adoption Version July 2020</p> <p>Policy DM53: Renewable and Low Carbon Energy Policy DM59: Telecommunications and Broadband Improvement</p>	<p>Policy CL14 has been developed to reflect the Forest of Bowland AONB Partnership position statement with regard to renewable energy and communications infrastructure development within the AONB.</p> <p>The NDP area is within the Area of Outstanding Natural Beauty and therefore Policy EN2 will apply, and development proposals located within the AONB should have due regard to all relevant policies contained within the Local Plan, in</p>

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<p>b) they do not compromise heritage assets and their settings, historic character, biodiversity, or geodiversity assets;</p> <p>c) noise, disturbance, vibration, stroboscopic effect, glint, glare, or electromagnetic interference will not have an adverse impact on adjoining uses, visual and residential amenity, tranquillity, or the quiet enjoyment of the AONB;</p> <p>d) existing public access is not impeded; and</p> <p>e) they give careful consideration to cumulative impacts, the technology used, site location and decommissioning.</p> <p>Development proposals that promote the AONB as a low carbon landscape will be particularly encouraged. This includes provision of low carbon, energy efficiency and renewable energy systems within new developments and through the retrofitting of existing buildings.</p> <p>New development will include superfast broadband infrastructure, if appropriate. Opportunities to share communications infrastructure in order to enhance services while avoiding or minimising landscape impacts should be fully explored before additional infrastructure is considered. Sensitive developments that enhance mobile phone coverage will be supported.</p>		<p>particular policies within the Development Management DPD relating to development in the rural areas. Of particular relevance is Policy DM53: Renewable and Low Carbon Energy Generation and Policy DM59: Telecommunications and Broadband Improvement.</p>

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<p>Up-to-date evidence relating to low carbon energy, renewable energy and vertical infrastructure and its impacts should be used to inform planning applications and decisions. Definitions within this policy are provided within the Forest of Bowland AONB Renewable Energy Position Statement.</p>		
<p>Policy CL15 Housing Allocations</p> <p>Site: CL16 (Site 98) Address: Land west of Quernmore Road Area: 0.69 Estimated No of dwellings</p>	<p>POLICY SP1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT</p> <p>POLICY SP2: LANCASTER DISTRICT SETTLEMENT HIERARCHY</p> <p>POLICY EN2: AREAS OF OUTSTANDING NATURAL BEAUTY</p> <p>Refer also to: A Local Plan for Lancaster District 2011-2031 Part Two: Review of the Development Management DPD Adoption Version July 2020</p> <p>Policy DM6: Housing Provision in the Forest of Bowland AONB</p>	<p>Policy CL15 has been developed in response to Lancaster City Council approach to housing allocations in Neighbourhood Planning Areas, in particular to ensure the NDP positively contributes to the strategic objectives of the local development plan.</p> <p>Following publication of SHELAA by Lancaster City Council, Caton-with-Littledale Parish Council considered it appropriate to commission a Cumulative Impact Assessment by an independent consultant to look at the cumulative impact of potentially allocating the sites deemed to be</p>

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		<p>deliverable or developable in the Lancaster SHELAA.</p> <p>Policy CL15 is in general conformity with Local Plan Policy SP1, SP2, and EN2.</p> <p>This is also consistent with the approach taken in the Arnside and Silverdale AONB DPD.</p>
<p>CL16 (Site 98) – Land west of Quernmore Road.</p>  <p>Amount of development: The site is capable of accommodating 12 dwellings. The site area is 0.69 hectares.</p>	<p>POLICY SP1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT</p> <p>POLICY SP2: LANCASTER DISTRICT SETTLEMENT HIERARCHY</p> <p>POLICY EN2: AREAS OF OUTSTANDING NATURAL BEAUTY</p> <p>Refer also to: A Local Plan for Lancaster District 2011-2031 Part Two: Review of the Development Management DPD Adoption Version July 2020</p> <p>Policy DM29: Key Design Principles</p>	<p>Policy CL16 has been developed as a mini brief for the site allocation. It has been developed following community consultation and with the knowledge of the Steering Group and the Parish Council</p> <p>Policy CL15 is in general conformity with Local Plan Policy SP1, SP2, and EN2.</p> <p>This is also consistent with the approach taken in the Arnside and Silverdale AONB DPD.</p>

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<p>Site description: This is a greenfield site located between Quernmore Road and Escowbeck Farm to the west of Caton village. The site is slightly sloping, rising towards Escowbeck Farm, and is currently used for grazing/pasture. Access is currently via a track located adjacent to East Lodge at the northern corner of the site. The site frontage comprises a stone wall and hedgerow.</p> <p>Policy Guidance: Land west of Quernmore Road, as shown on the Policies Map, is allocated for development for 12 dwellings. Detailed proposals that meet the following site-specific development requirements will be permitted:</p> <ul style="list-style-type: none"> a) A Landscape and Visual Impact Assessment (LVIA) is required to inform the design and layout of the site proposals with particular attention to siting the development close to Quernmore Road and ensuring the development is low profile and single-storey to reflect the character of the surrounding area. b) Development proposals must be accompanied by drainage, surface water and sewerage plans and reports, demonstrating to the 		

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<p>satisfaction of the relevant authorities that they provide resilience against flood, surface water and wastewater/sewerage issues, will not create or worsen such issues and will not overwhelm existing watercourses or create sewerage risks to existing properties.</p> <p>c) Biodiversity mitigation measures will be required, guided by existing evidence and an appropriate ecological survey of the site.</p> <p>d) Appropriate access arrangements from Quernmore Road, an extension of the footway along the length of the frontage of the site and parking arrangements are to be agreed to the satisfaction of the highway authority.</p> <p>e) Landscaping and scheme design should result in a net gain in visual amenity value in line with the local landscape character and the AONB's primary purpose and Special Qualities.</p> <p>f) Existing trees on the site boundaries should be retained.</p> <p>g) Design and materials should reflect the vernacular character of mill workers' cottages off Quernmore Road and traditional farm buildings at Escowbeck Farm.</p>		

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<p>h) The existing traditional boundary hedge and stone boundary wall must be retained in any development as important site features.</p> <p>i) Development must retain and connect with existing public rights of way.</p> <p>All proposals will have to accord with all other relevant policies within Lancaster City Council's Development Management DPD.</p>		

3.6 f. Be Compatible with EU Obligations

The Submission Neighbourhood Plan is fully compatible with EU Obligations.

The making of the neighbourhood development plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010(2)) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007(3)) (either alone or in combination with other plans or projects).

Lancaster City Council prepared a screening report to support Caton-with-Littledale Parish Council in determining whether the content of the proposed Caton-with-Littledale Neighbourhood Plan is likely to require a Strategic Environmental Assessment (SEA).

Strategic Environmental Assessment

The Screening Outcome is set out in Part 4 of the report as follows:

‘4 Screening Outcome

“4.1 Lancaster City Council prepared a screening report to support Caton-with-Littledale Parish Council to determine whether the contents of the proposed NDP is likely to require a Strategic Environmental Assessment (SEA). The final Screening Opinion issued in September 2021 states as follows:

“4.2 Initial internal screening of the Neighbourhood Plan concludes that it is unlikely that the Neighbourhood Plan would result in a significant environmental effect. The strong focus of the Neighbourhood Plan on the protection of the environment, heritage assets, its AONB focus, and lack of allocations make it unlikely to result in significant effects.

4.3 Subject to the inclusion of a monitoring framework the council is satisfied that the Plan is unlikely to result in significant effects.

4.4 The views of the three statutory bodies are requested before this can be confirmed.”

Habitats Regulations Assessment

Lancaster City Council also prepared a screening report to support Caton-with-Littledale Parish Council in determining whether or not the content of the proposed Caton-with-Littledale Neighbourhood Development Plan is likely to require a Habitats Regulation Assessment (HRA). The HRA noted that there are a number of Natura 2000 designated sites that could potentially be affected by the Caton-with-Littledale Neighbourhood Plan. This includes two Natura 2000 sites within the boundary of the plan area as well as Natura 2000 sites which whilst outside of the boundary could potentially be affected by the Neighbourhood Plan as detailed in Table 1 taken from the HRA below. As a general rule of thumb best practice indicates that sites with pathways of 10-15km of the plan/project should be included within an HRA.

Table 1 – Summary of Natura 2000 Sites

<i>Site Name</i>	<i>Identification Number</i>	<i>Distance from the Neighbourhood Plan Boundary (km)</i>
<i>Special Protection Areas</i>		
<i>Bowland Fells</i>	<i>UK9005151</i>	<i>Within the Neighbourhood Plan Boundary</i>
<i>Morecambe Bay</i>	<i>UK9005081</i>	<i>5.8</i>
<i>Leighton Moss</i>	<i>UK9005091</i>	<i>10</i>
<i>Special Areas of Conservation</i>		
<i>Morecambe Bay Pavements</i>	<i>UK0014777</i>	<i>9.7</i>
<i>Calf Hill and Cragg Woods</i>	<i>UK0030106</i>	<i>Within the Neighbourhood Plan Boundary</i>
<i>Morecambe Bay</i>	<i>UK0013027</i>	<i>5.8</i>
<i>RAMSAR sites</i>		
<i>Leighton Moss</i>	<i>7UK026</i>	<i>10</i>
<i>Morecambe Bay</i>	<i>7UK104</i>	<i>5.8</i>

Section 6 of the report sets out the screening determination:

‘6. Screening Conclusion

- “6.1 *The HRA Screening Report of the Caton-with-Littledale Neighbourhood Plan has considered the potential implications for protected designated sites within and near the Neighbourhood Plan area boundary.*
- 6.2 *The detailed screening of policies within table 3 has confirmed that following amendments to Policy CL4 ‘Natural Environment’ the Council are satisfied that the Neighbourhood Plan would have no adverse effect on the integrity of the designated sites identified either alone, or in-combination with other plans or projects.*
- 6.3 *The views of the three statutory bodies are requested to confirm this conclusion.”*

The responses of the 3 consultation bodies is set out below:

Natural England:

“We have reviewed the submitted documents – Neighbourhood Development Plan Regulation 14 consultation Version, HRA screening and SEA screening opinion and have the following comments to make. We advised in our previous response that Policy CL4: Natural Environment needed to be strengthened. We recommended that reference was made to the Habitats Regulations and to net gain. We welcome that the reference to net gain has been included however our advice remains, we recommend including reference to the Habitats Regulations. The accompanying neighbourhood plan HRA can then conclude no likely significant effects for all the general policies which support development because of the strengthened environmental policy. We have no comments to make about the proposed site allocations or about the SEA screening opinion.”

Historic England:

“We have no comments to make and recommend that the planning and conservation staff at Lancaster City Council would be best placed to provide advice on the above plan.”

Environment Agency:

“I have reviewed the updated HRA & SEA Screening Reports and am satisfied that the revised plan would not have a significant environmental effect, nor any effect on designated habitats. I therefore agree with the conclusions of the Screening Reports.”

European Convention on Human Rights

The Submission Neighbourhood Plan is fully compatible with the European Convention on Human Rights. It has been prepared with full regard to national statutory regulation and policy guidance, which are both compatible with the Convention. The Plan has been produced in full consultation with the local community. The Plan does not contain policies or proposals that would infringe the human rights of residents or other stakeholders over and above the existing strategic policies at national and district-levels, as demonstrated below.

The Human Rights Act 1998 incorporated into UK law the European Convention on Human Rights ('The Convention'). The Convention includes provision in the form of Articles, the aim of which is to protect the rights of the individual.

Section 6 of the Act prohibits public bodies from acting in a manner, which is incompatible with the Convention. Various rights outlined in the Convention and its First Protocol are to be considered in the process of making and considering planning decisions, namely:

Article 1 of the First Protocol protects the right of everyone to the peaceful enjoyment of possessions. No one can be deprived of possessions except in the public interest and subject to the conditions provided by law and by the general principles of international law. The Submission Neighbourhood Plan is fully compatible with the rights outlined in this Article. Although the Submission Plan includes policies that would restrict development rights to some extent, this does not have a greater impact than the general restrictions on development rights provided for in national law, namely the Planning and Compulsory Purchase Act 2004 and the Localism Act 2011. The restriction of development rights inherent in the UK's statutory planning system is demonstrably in the public interest by ensuring that land is used in the most sustainable way, avoiding, or mitigating adverse impacts on the environment, community, and economy.

Article 6 protects the right to a fair and public hearing before an independent tribunal in determination of an individual's rights and obligations. The process for Neighbourhood Plan production is fully compatible with this Article, allowing for extensive consultation on its proposals at various stages, and an independent examination process to consider representations received.

Article 14 provides that 'The enjoyment of the rights and freedoms set forth in ... [the] ... European Convention on Human Rights shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status.' The Parish Council has developed the policies and proposals within the Plan in full consultation with the community and wider stakeholders to produce as inclusive a document as possible. In general, the policies and proposals will not have a discriminatory impact on any particular group of individuals.

- 3.7 g. Prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).**

The prescribed conditions have been met in relation to the Neighbourhood Development Plan (NDP) and prescribed matters have been complied with in connection with the proposal for the Plan.

Caton-with-Littledale Parish Council

September 2021