

Woodplumpton Parish Council

Neighbourhood Plan

Basic Conditions Statement

July 2021

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## CONTENTS

| Page No. | Section   |
|----------|---|
| 4        | 1 INTRODUCTION  |
| 5        | 2 BACKGROUND  |
| 6        | 3 THE PROPOSAL  |
| 7        | 4 THE BASIC CONDITION STATEMENT   |
| 7        | 4.1 BASIC CONDITION 1 - HAVING REGARD TO NATIONAL POLICY                            |
| 7        | 4.2 BASIC CONDITION 2 - CONTRIBUTION TO SUSTAINABLE DEVELOPMENT                     |
| 9        | 4.3 BASIC CONDITION 3 - BE IN CONFORMITY WITH STRATEGIC LOCAL POLICIES              |
| 37       | 4.4 BASIC CONDITION 4 - BE COMPATIBLE WITH EU OBLIGATIONS                           |
| 38       | 4.5 BASIC CONDITION 5 - COMPLIANCE WITH PRESCRIBED MATTERS                          |
| 39       | APPENDIX 1 – NOTICE OF DESIGNATION  |
| 40       | APPENDIX 2 - CURRENT STRATEGIC POLICIES RELEVANT TO WOODPLUMPTON NEIGHBOURHOOD PLAN |



## 1. INTRODUCTION

1.1 This Statement has been prepared on behalf of Woodplumpton Parish Council "The Parish Council") to accompany its submission to the local planning authority, Preston City Council, of the Woodplumpton Neighbourhood Plan ("the Neighbourhood Plan") under Regulations 15 of the Neighbourhood Planning (General) Regulations 2012 ("the Regulations").

## 2. BACKGROUND

2.1 The Parish Council commenced preparation of the Neighbourhood Plan in 2017 in response to the desire of the local community to have a greater say in future planning decisions.

The Parish Council formed a Neighbourhood Plan Steering Group which has worked closely with officers of Preston Council during the preparation of the Neighbourhood Plan.

### **2.2 DESIGNATED AREA OF THE WOODPLUMPTON NEIGHBOURHOOD PLAN**

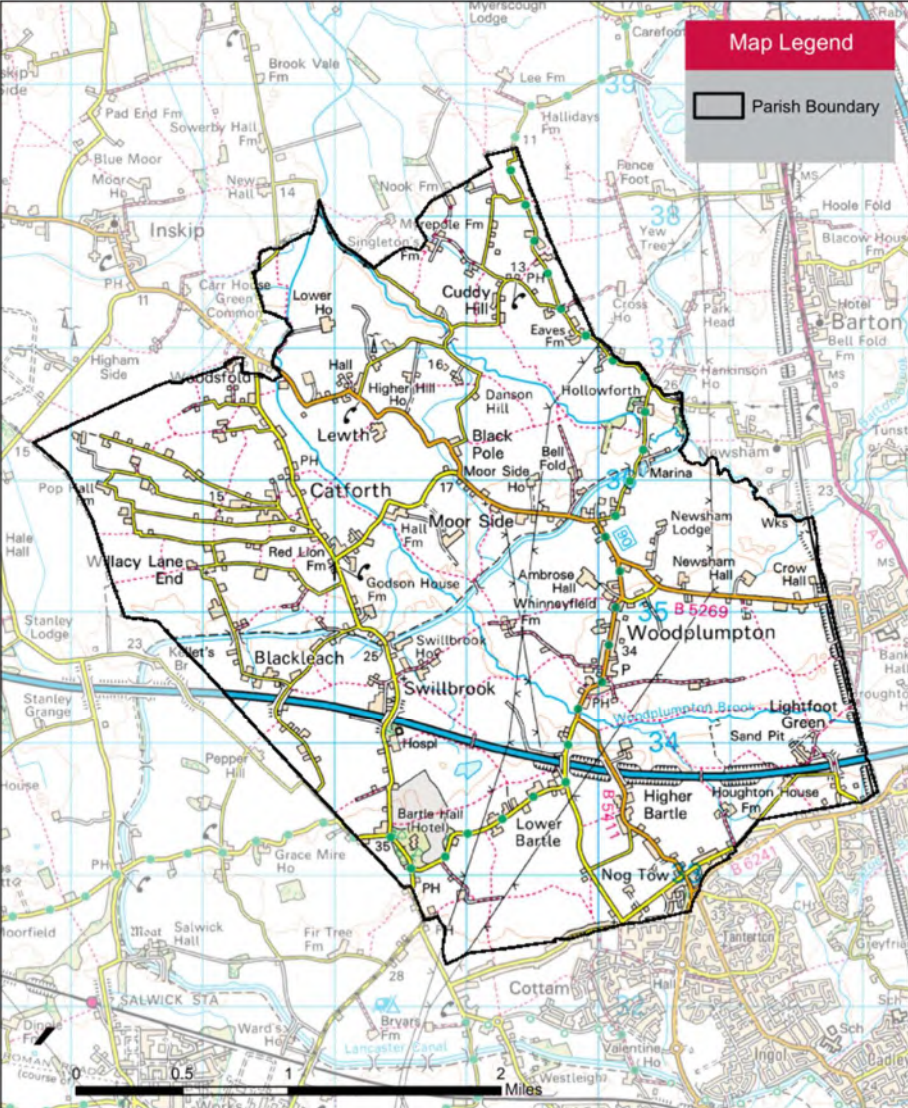
The Neighbourhood Plan has been prepared by Woodplumpton Parish Council, a qualifying body, for the Neighbourhood Area covering the whole of the Parish of Woodplumpton, as designated by Preston Council on 8 September 2017. The Neighbourhood Plan does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the Neighbourhood Area.

# Woodplumpton



Map created : 21/06/2016

Map scale : 1:35,000



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### 3. THE PROPOSAL

The policies described in the Neighbourhood Plan relate to planning matters (the development and use of land) in the designated Neighbourhood Area. It 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. The Neighbourhood Plan is to have effect from 2017 to 2021.

The Neighbourhood Plan does not:

- contain policies relating to excluded development in accordance with the Regulations;
- 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).

#### 4. BASIC CONDITIONS STATEMENT

This Statement addresses each of the four 'basic conditions' required in the Regulations and explains how the submitted Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act.

The Regulations state that a Neighbourhood Plan will be considered to have met 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 development plan,
- the making of the neighbourhood development plan contributes to the achievement of sustainable development,
- the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
- the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations.

##### 4.1 BASIC CONDITION 1 – HAVING REGARD TO NATIONAL POLICY

Woodplumpton Parish Council believes that this Neighbourhood Plan, as submitted, properly demonstrates due regard to National Policy, specifically that set out in the National Planning Policy Framework (NPPF) 2012. Paragraph 29 of the NPPF describes how Neighbourhood Planning can be used to give communities direct power to deliver a shared vision for their neighbourhood, and deliver the sustainable development that they

need. Paragraphs 11-14 of the NPPF sets out the presumption in favour of sustainable development that is at the heart of national policy. For planning to deliver sustainable development, the NPPF gives policy guidance in key areas, the following of which, where relevant to the Neighbourhood, the Woodplumpton Neighbourhood Plan has had close regard:

- Building a strong, competitive economy;
- Ensuring the vitality of town centres;
- Supporting a prosperous rural economy;
- Promoting sustainable transport;
- Delivering a wide choice of high quality homes;
- Requiring good design;
- Promoting healthy communities;
- Meeting the challenge of climate change, flooding and coastal change;
- Conserving and enhancing the natural environment;
- Conserving and enhancing the historic environment.

The conformity between the policies of the Woodplumpton Neighbourhood Plan and the guidance given in the National planning Policy Framework is demonstrated in further detail in Table 1 below.

##### 4.2 BASIC CONDITION 2 – CONTRIBUTION TO SUSTAINABLE DEVELOPMENT

The NPPF highlights that there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles.

These roles should not be undertaken in isolation as they are mutually dependent.



1. An economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation and by identifying and coordinating development requirements, including the provision of infrastructure.

2. A social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being.

3. An environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

The pursuit of sustainable development is at the heart of the Woodplumpton Neighbourhood Plan, as is highlighted by the Neighbourhood Plan's vision. Based on engagement with the Community and the key issues identified, Woodplumpton Neighbourhood Development Plan's Vision for 2026 is as follows:

Our Vision is for a Parish that better meets the needs of existing and new residents while maintaining and enhancing its distinctive character and appearance.

We believe in, and strongly defend the principles that Safety & Security are key elements for the well-being of the Parish as a whole.

We are committed to protecting, maintaining and enhancing our open / green spaces for the benefit of all the community, now and in the future.

We want to maintain and develop a strong and inclusive community spirit and greater cohesion.

The role of each Neighbourhood Plan policy to the contribution of delivering sustainable development is demonstrated in further detail on the following pages.

#### **4.3 BASIC CONDITION 3 – BE IN CONFORMITY WITH STRATEGIC LOCAL POLICIES**

It is a requirement that the Neighbourhood Plan be in general conformity with Preston City Council's strategic policy.

This Basic Conditions Statement demonstrates that the Woodplumpton Neighbourhood Plan is in general conformity with the strategic Local Policy, specifically the Central Lancashire Core Strategy Local Development Framework, Adopted July 2012

Table 1

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| <p><b>Woodplumpton<br/>Neighbourhood Plan<br/>Policy</b></p> | <p><b>Policy COM 1 New and Improved Community Facilities</b></p> <p>Planning permission can normally be granted for new community facilities which meet the needs of the local community provided that:</p> <ul style="list-style-type: none"> <li>a) The application is accompanied by evidence of the local need for the facility. In the rural areas this must include a demonstration that other options have been considered such as using existing space or conversion as opposed to new construction.</li> <li>b) No problems with regard to matters of highway safety are identified</li> <li>c) The scale and location should be well related to the catchment area of the parish in order to satisfy the needs of the local population</li> <li>d) Where the proposed building is in the rural part of the parish, it should be in keeping with the open rural character of Woodplumpton as described in the Woodplumpton Character Assessment (see pages 14-35 for the overall assessment and 36-51 for the rural character areas). Where the proposed building is in the suburban part of the Parish or in North West Preston it should be in keeping with the suburban fringe character in the Cottam area as described in the Woodplumpton Character Assessment (see pages 14-35 for the overall assessment and 52-57 for the suburban fringe character area).</li> <li>e) The development should not cause harm to the character or amenity of adjacent uses and properties</li> <li>f) The development should if possible be located where it is accessible by public transport, on foot and by cycle. Car parking should be provided on site in accordance with the appropriate Preston City Council standards</li> <li>g) The development will not unacceptably affect either directly or indirectly areas of nature conservation, geological or landscape interest</li> <li>i) In the case of school expansion to meet extra demand for places, sufficient playground and playing field space is reserved for the pupils' needs.</li> </ul> |
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| <p><b>Preston Central Lancashire Core Strategy Policy</b></p> | <p><b>Policy 1: Locating Growth</b> focuses growth and investment on well located brownfield sites and the Strategic Location of Central Preston, the Key Service Centres of Chorley and Leyland and the other main urban areas in South Ribble, whilst protecting the character of suburban and rural areas as well as promoting vibrant local communities and support services by encouraging an appropriate scale of growth and investment in identified Local Service Centres and at certain other key locations outside the main urban areas. With respect to other places - smaller villages, substantially built up frontages and Major Developed Sites, part f of the policy requires that development will 'typically be small scale and limited to appropriate infilling, conversion of buildings and proposals to meet local need, unless there are exceptional reasons for larger scale redevelopment schemes.'</p> <p><b>Policy 14: Education</b> provides for Education requirements by enabling new schools and other educational facilities to be built in locations where they are accessible by the communities they serve, using sustainable modes of transport and asks developers to contribute towards the provision of school places where their development would result in or worsen a lack of capacity at existing schools.</p> <p><b>Policy 25: Community Facilities</b> ensures that local communities have sufficient community facilities provision by working with public, private and voluntary sector providers to meet demonstrable need and encouraging and coordinating new provision at locations that are accessible by all modes of transport; resisting the loss of existing facilities by requiring evidence that they are no longer viable or relevant to local needs and assessing all development proposals for new housing in terms of their contribution to providing access to a range of core services including education and basic health and care facilities.</p> <p><b>Policy 17: Design of New Buildings</b> requires the design of new buildings to take account of the character and appearance of the local area,</p> <p><b>Policy 21: Landscape Character Areas</b> requires new Development to be well integrated into existing settlement patterns, appropriate to the landscape character type and designation within which it is situated and contribute positively to its conservation, enhancement or restoration or the creation of appropriate new features.</p> |
| <p><b>Comment</b></p>   | <p><b>Policy COM 1 New and Improved Community Facilities</b> is in conformity with these policies as it supports development that respects the local character of the settlement and landscape and meets local needs for community facilities including schools.</p>  |
| <p><b>National Planning Policy Framework</b></p>              | <p>92. requires that in order to provide the social, recreational and cultural facilities and services the community needs, planning policies should plan positively for the provision and use of, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments and emphasises the importance of there being a sufficient choice of school places</p>  |

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|  | <p>available to meet the needs of existing and new communities and that Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education and that they should give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and work with schools promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.</p> <p>170. Requires planning policies to contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and recognising the intrinsic character and beauty of the countryside.</p> <p>127. requires planning policies to ensure that developments will function well and add to the overall quality of the area over the lifetime of the development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting.</p> <p><b>Policy COM 1 New and Improved Community Facilities</b> is in conformity with these paragraphs as it supports development that meets community needs where it respects the local settlement and landscape character. It is in general conformity with Policy 1 as Woodplumpton fits within the category covered by part f as a 'smaller village' and because it requires development to be small scale as well as requiring evidence of local need thereby meeting one of the subsequent types of development listed in the Core Strategy Policy 'appropriate infilling, conversion of buildings and proposals to meet local need'. Policy 1 can only be understood as requiring proposals to be one of these types, not all of them as it is difficult to imagine proposals being both infill and conversion for example.</p> |
| <p><b>Contribution to the Achievement of Sustainable Development</b></p> | <p><b>Policy COM 1 New and Improved Community Facilities</b> contributes to the achievement of sustainable development by performing an environmental role, protecting the built and natural environment. It also contributes towards sustainable development by performing a social role by supporting a sustainable amount of appropriate development to meet local needs which is necessary to maintain the vitality of the community.</p>  |

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| <p><b>Woodplumpton Neighbourhood Plan Policy</b></p> | <p><b>Policy COM 2 Protecting Existing Community Facilities</b></p> <p>1. The Existing Community Facilities within Woodplumpton Parish are identified in the map below. These are important resources for the local community and should be retained for the benefit of those groups, organisations and the wider community which use them.</p> |
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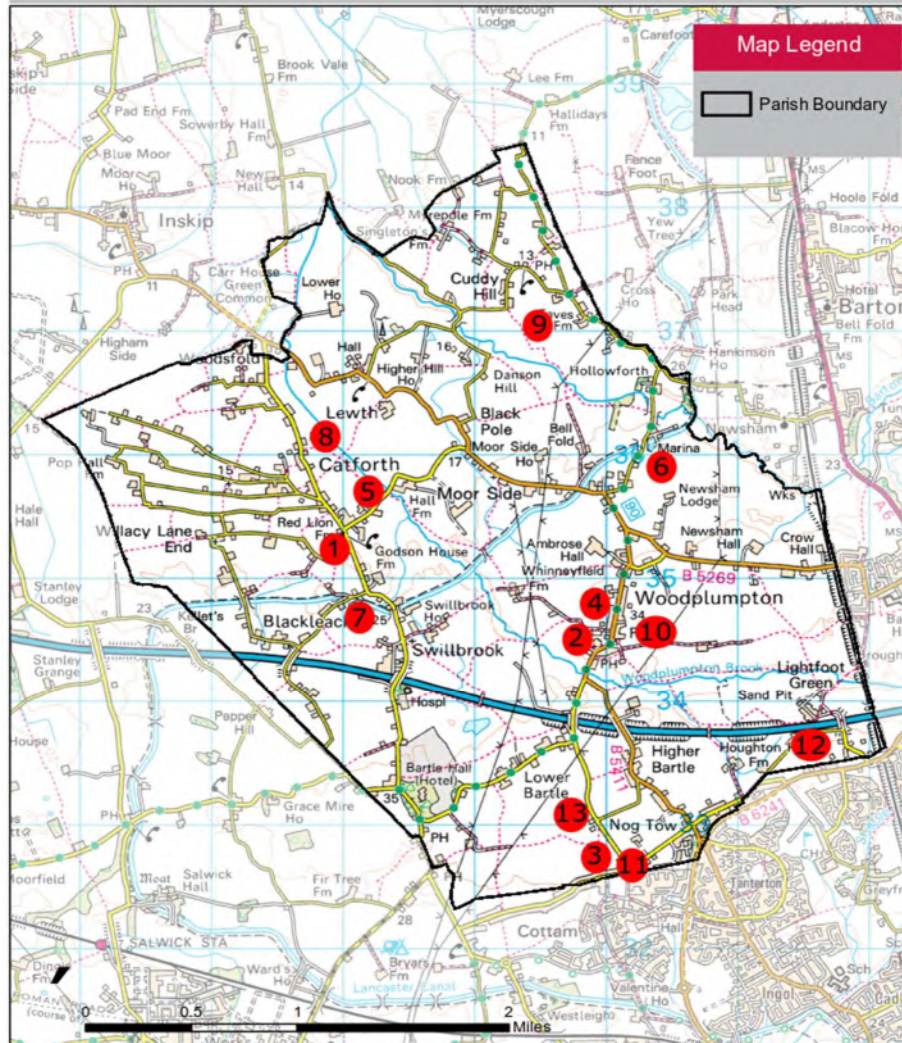
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|                        | <p>KEY</p> <ul style="list-style-type: none"> <li>1 Catforth Village Hall</li> <li>2 Woodplumpton Parish Hall at St Anne's church</li> <li>3 Cottam Nursery at Sandy Lane</li> <li>4 St Anne's C of E primary School</li> <li>5 Catforth Primary School</li> <li>6 Moonsbridge Marina</li> <li>7 Blackleach and Pendle Marina</li> <li>8 The Running Pump public house</li> <li>9 The Plough public house</li> <li>10 The Wheatsheaf public house</li> <li>11 Cottam Post Office</li> <li>12 Preston Grasshoppers Rugby Football Club</li> <li>13 Maxy House Café and Nursery</li> </ul> <p>2. Support will be given to the retention and improvement of existing facilities and to safeguarding them from potential inappropriate development.</p> <p>3. Planning applications for land or buildings adjacent to community facilities will be expected to respect the continued retention of the community use and to integrate, support and/or strengthen the existing community resource base of the parish.</p> <p>4. Proposals involving the loss of a community facility will be resisted unless each is to be replaced by a new and improved facility in a location approved by the local community or it can be demonstrated that there is no longer any demand for that use.</p> |
| <b>Preston Central</b> | <b>Policy 25: Community Facilities</b> ensures that local communities have sufficient community facilities provision by working with public, private and  |

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| <b>Lancashire Core Strategy Policy</b>                            | voluntary sector providers to meet demonstrable need and encouraging and coordinating new provision at locations that are accessible by all modes of transport; resisting the loss of existing facilities by requiring evidence that they are no longer viable or relevant to local needs and assessing all development proposals for new housing in terms of their contribution to providing access to a range of core services including education and basic health and care facilities.                        |
| <b>Comment</b>  | <b>Policy COM 2 Protecting Existing Community Facilities</b> is in conformity with this policy as it seeks to prevent loss of viable community facilities.  |
| <b>National Planning Policy Framework</b>                         | <p>92. requires that to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;</p> <p><b>Policy COM 2 Protecting Existing Community Facilities</b> is in conformity with these paragraphs as it seeks to protect against the loss of viable community facilities.</p> |
| <b>Contribution to the Achievement of Sustainable Development</b> | <b>Policy COM 2 Protecting Existing Community Facilities</b> contributes to the achievement of sustainable development by performing a social role by supporting a sustainable amount of appropriate community facilities to meet local needs which is necessary to maintain the vitality of the community.   |

# Woodplumpton

Map created : 21/06/2016

Map scale : 1:35,000



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| <p><b>Woodplumpton<br/>Neighbourhood Plan<br/>Policy</b></p> | <p><b>Policy HOU 1 Layout and Design of New Housing</b></p> <p>3. Any new housing development should achieve a high standard of design and layout compatible with the mixed rural and suburban nature of Woodplumpton Parish according to location.</p> <p>Good design and layout should include: space standards (meeting the Government’s Nationally Described Space Standards, see Appendix 1, Design Code), public/private interface, active frontage, block design, promotion of walking and cycling through design of paths, roads and pavements, street furniture including litter and dog bins, character (see below), ecological performance including energy efficiency and natural surveillance including overlooking. Developers should provide copies of the existing and proposed drainage strategies to the Parish Council as well as the City Council so records can be retained at a local level.</p> <p>4. New housing proposals should integrate housing into the surrounding areas. This integration can be achieved in a number of ways and all proposals should show that they have been given serious consideration to the following:</p> <p>a) Good quality design that responds positively to the character of Woodplumpton Parish, especially with respect to the specific part of the Parish that the proposal is for, including its form, layout, materials, siting, height, scale and design of the adjoining and surrounding buildings, the setting and countryside, use of greenspace, planting and landscaping, the rural street scene, the linear and street frontage layout of development etc. In the rural areas, smaller 2-3 bed semi-detached houses or small terrace are more likely to protect and enhance the rural character than larger detached dwellings although in some cases such as due to plot-size restrictions a small detached may be acceptable</p> <p>b) Good Connections - there should be good, short and direct pedestrian and cycle routes to the rest of the Parish and wider walking and cycling networks in general and to nearby facilities in particular including shops, schools, public open space and public transport links. These should be complemented by highway design that encourages and prioritises cycling and walking including traffic</p> |
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|   | <p>calming measures as well as improved legibility. See Design Code and Character Assessment especially Section 2.2 Movement.</p> <p>c) Provide new facilities that can be shared with adjacent areas such as open space, play and shops if appropriate</p> <p>d) Provide a good mix of housing types with houses tenure blind and social or affordable housing “pepper-potted” so that the tenure of the housing cannot be determined from its location</p> <p>e) Travel Plans are provided for developments of more than 10 houses and developers report back to the Parish Council regarding their implementation</p> <p>“f) . Incorporate SUDS which minimises surface water run-off. These may include features such as ponds, swales and permeable paving designed as part of the development and to reflect the character of the area. Every option should be investigated before discharging surface water into a public sewerage network, in line with the surface water hierarchy.”</p> <p>Some of above points (b, c, d and e) may only be practical on larger development sites and these are likely to be located in the allocated sites in North West Preston or larger windfall sites. Point (a), however, will apply to all proposals including those on allocated sites or windfall sites.</p> <p>The Woodplumpton Design Code see Appendix 1 and Character Assessment see Appendix 2 will be used to assess development schemes coming forward.</p> |
| <p><b>Preston Central Lancashire Core Strategy Policy</b></p> | <p><b>Policy 17: Design of New Buildings</b> requires the design of new buildings to take account of the character and appearance of the local area, including the following:</p> <p>(a) siting, layout, massing, scale, design, materials, building to plot ratio and landscaping.</p> <p>(b) safeguarding and enhancing the built and historic environment.</p> <p>(c) being sympathetic to surrounding land uses and occupiers, and avoiding demonstrable harm to the amenities of the local area.</p> <p>(d) ensuring that the amenities of occupiers of the new development will not be adversely affected by neighbouring uses and vice versa.</p> <p>(e) linking in with surrounding movement patterns and not prejudicing the development of neighbouring land, including the creation of landlocked sites.</p> <p>(f) minimising opportunity for crime, and maximising natural surveillance.</p> <p>(g) providing landscaping as an integral part of the development, protecting existing landscape features and natural assets, habitat creation, providing open space, and enhancing the public realm.</p>   |

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|   | <p>(h) including public art in appropriate circumstances.</p> <p>(i) demonstrating, through the Design and Access Statement, the appropriateness of the proposal.</p> <p>(j) making provision for the needs of special groups in the community such as the elderly and those with disabilities.</p> <p>(k) promoting designs that will be adaptable to climate change, and adopting principles of sustainable construction including Sustainable Drainage Systems (SuDS); and</p> <p>(l) achieving Building for Life rating of 'Silver' or 'Gold' for new residential developments.</p> <p>(m) ensuring that contaminated land, land stability and other risks associated with coal mining are considered and, where necessary, addressed through appropriate remediation and mitigation measures.</p> <p><b>Policy 21: Landscape Character Areas</b> requires new Development to be well integrated into existing settlement patterns, appropriate to the landscape character type and designation within which it is situated and contribute positively to its conservation, enhancement or restoration or the creation of appropriate new features.</p> <p><b>Policy 25: Community Facilities</b> ensures that local communities have sufficient community facilities provision by working with public, private and voluntary sector providers to meet demonstrable need and encouraging and coordinating new provision at locations that are accessible by all modes of transport; resisting the loss of existing facilities by requiring evidence that they are no longer viable or relevant to local needs and assessing all development proposals for new housing in terms of their contribution to providing access to a range of core services including education and basic health and care facilities.</p> |
| <b>Comment</b>                            | <p><b>Policy HOU 1 Layout and Design of New Housing</b> is in conformity with these policies as it requires development to be of a high standard of design that conserves and enhances the character of Woodplumpton and Caton and the surrounding landscape as well as supporting the provision of community facilities to meet local needs.</p>   |
| <b>National Planning Policy Framework</b> | <p>92. requires that to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;</p> <p>170. Requires planning policies to contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and recognising the intrinsic character and beauty of the countryside.</p> <p>127. requires planning policies to ensure that developments will function well and add to the overall quality of the area over the lifetime of the development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting.</p>  |

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|  | <p><b>Policy HOU 1 Layout and Design of New Housing</b> is in conformity with these paragraphs as it requires high standards of design based on assessments of the area in relation to the surrounding buildings and area in ways that will promote local distinctiveness and character and integrate new development into the natural and built environment which form the local landscape as well as supporting the provision of community facilities to meet local needs.</p> |
| <p><b>Contribution to the Achievement of Sustainable Development</b></p> | <p><b>Policy HOU 1 Layout and Design of New Housing</b> contributes to the achievement of sustainable development by performing an environmental role, protecting the built and natural environment. It also contributes towards sustainable development by performing a social role by supporting a sustainable amount of appropriate development to meet local needs which is necessary to maintain the vitality of the community.</p>   |

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| <p>Woodplumpton<br/>Neighbourhood Plan<br/>Policy</p> | <p><b>Policy HOU 2: Conversion of Agricultural Buildings (falling out of use) within Woodplumpton parish to residential use</b></p> <p>The principle of conversion of agricultural buildings to residential use within Woodplumpton parish will be supported where:</p> <ul style="list-style-type: none"> <li>a Suitable services and access are available without the need for works which would adversely affect the character of the building and / or locality;</li> <li>b The building is of a permanent and substantial construction, is structurally sound and capable of conversion and that any important architectural and historical features are retained within the proposal;</li> <li>c The proposal safeguards the roosting or nesting habitat of any protected species present within the building;</li> <li>d Through the use of good design and use of materials, the proposal does not adversely affect the character, rural setting and appearance of the surrounding landscape or the amenity of nearby residents;</li> <li>e The type of use proposed is of a scale and type that is consistent with the specific location (see Design Code: Appendix 1 and Character Assessment);</li> <li>f The proposal does not have an adverse impact on the local highway network, either in terms of highway safety or highway capacity; and</li> <li>g The proposal is accompanied by an acceptable Travel Plan where it is recognised that the proposed use will generate a significant level of trips.</li> </ul> |
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|   | <p>h The conversion does not have an adverse affect on the ability of the fields around Woodplumpton parish to continue in agricultural use.</p>   |
| <p><b>Central Lancashire Core Strategy Policy</b></p> | <p><b>Policy 21: Landscape Character Areas</b> requires new Development to be well integrated into existing settlement patterns, appropriate to the landscape character type and designation within which it is situated and contribute positively to its conservation, enhancement or restoration or the creation of appropriate new features.</p> <p>Policy 31 Agricultural Land supports sensitive conversions and alternative uses of farm buildings no longer needed for agriculture but which enable farm diversification where they:</p> <ul style="list-style-type: none"> <li>i. Sustain and maintain the core farm business;</li> <li>ii. Do not compromise the working of the farm;</li> <li>iii. Are located within or near the existing farm complex.</li> </ul> <p>Allowing limited extension and replacement of existing buildings, with a preference for commercial, tourism and live/work uses.</p> <p><b>Policy 31: Agricultural Land</b> seeks to protect the best and most versatile agricultural land, (Grades 1, 2 and 3a) that occurs in the west of Central Lancashire when considering both agricultural and other forms of development to avoid irreversible damage to, and instead achieve the full potential, of the soil.</p> |
| <p><b>Comment</b></p>                                 | <p><b>Policy HOU 2: Conversion of Agricultural Buildings (falling out of use) within Woodplumpton parish to residential use</b> is in conformity with these policies as it will help ensure that the design of conversion proposals does not adversely affect the character, rural setting and appearance of the surrounding landscape and allow land to stay in agricultural use in the Parish.</p>   |
| <p><b>National Planning Policy Framework</b></p>      | <p>170. Requires planning policies to contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and recognising the intrinsic character and beauty of the countryside.</p> <p>127. requires planning policies to ensure that developments will function well and add to the overall quality of the area over the lifetime of the development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting.</p>  |

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|  | <p>170. requires planning policies to contribute to and enhancing the natural and local environment by: protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils and by 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;</p> <p><b>Policy HOU 2: Conversion of Agricultural Buildings (falling out of use) within Woodplumpton parish to residential use</b> is in conformity with these paragraphs as it requires high standards of design that respects the local character and integrates new development into the natural and built environment which form the local landscape and ensuring against any adverse effect on agricultural land in the Parish.</p> |
| <p><b>Contribution to the Achievement of Sustainable Development</b></p> | <p><b>Policy HOU 2: Conversion of Agricultural Buildings (falling out of use) within Woodplumpton parish to residential use</b> contributes to the achievement of sustainable development by performing an environmental role, protecting the built and natural environment as well as an economic role by protecting land in agricultural usage.</p>   |

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| <b>Woodplumpton Neighbourhood Plan Policy</b>                     | <p><b>Policy ECON 1 Protection of Rural Economy</b></p> <p>Local businesses, visitor attractions and rural facilities in the Parish will be protected from inappropriate development which prejudices their ability to perform their intended function.</p>  |
| <b>Central Lancashire Core Strategy Policy</b>                    | <p><b>Policy 13: Rural Economy</b> Aims to achieve economic and social improvement for rural areas by sustaining and encouraging appropriate growth of rural businesses. Development should also be of an appropriate scale and be located where the environment and infrastructure can accommodate the impacts of expansion.</p>  |
| <b>Comment</b>  | <p><b>Policy ECON 1 Protection of Rural Economy</b> is in conformity with this policy as it will help achieve economic improvement for rural parts of the Parish.</p>  |
| <b>National Planning Policy Framework</b>                         | <p>83. requires planning policies to enable:</p> <ul style="list-style-type: none"> <li>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;</li> <li>b) the development and diversification of agricultural and other land-based rural businesses;</li> <li>c) sustainable rural tourism and leisure developments which respect the character of the countryside; and</li> <li>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.</li> </ul> <p><b>Policy ECON 1 Protection of Rural Economy</b> is in conformity with this paragraphs as it supports on of businesses, visitor attractions and rural facilities from inappropriate development other than from competition.</p> |
| <b>Contribution to the Achievement of Sustainable Development</b> | <p><b>Policy ECON 1 Protection of Rural Economy</b> contributes to the achievement of sustainable development by performing an economic and social role by retaining facilities for strong, vibrant and healthy communities and businesses and visitor attractions for a strong healthy economy.</p>   |





**Woodplumpton  
Neighbourhood Plan  
Policy**

**Policy ECON 2 Support for Rural Economy**

Approval will be given for proposals which support existing and new businesses, without harming the character of the area, in one or more of the following ways:

- a) Supporting a more diverse agricultural economy which provides more local employment opportunities
- b) Supporting existing local businesses within the area
- c) Encouraging a wider range of rural tourism particularly those businesses which complement existing tourism related ones. For holiday accommodation proposals, for example for caravans and chalets, see part 2 of this policy below and see “interpretation” in the supporting text for clarification of the term ‘holiday accommodation’.
- d) Encouraging the re-use and sympathetic extension of redundant agricultural or other buildings for business or visitor attraction purposes
- e) Encouraging businesses which offer local products and services (including food and drink) linked to their Lancastrian and rural provenance
- f) Supporting social and community-led enterprises with a social and/or environmental purpose which involves the local community.

2. In the case of proposals for new or extensions to existing holiday accommodation such proposals will be permitted provided all the following criteria are met:

- (a) The site is well screened by land form or landscaping from roads, high viewpoints and other public places and the development would not harm the character or appearance of the countryside either on its own or when taken together with other established or proposed static caravan or chalet development in the vicinity;
- (b) The scale of development relates sensitively to its surroundings and would blend into the landscape;
- (c) The site is well laid out, designed and landscaped and the caravans and chalets would blend into

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|   | <p>the landscape in their siting, design, colour and materials;</p> <p>(d) The site is in an area with local opportunities for informal countryside recreation but would not itself harm such attractions;</p> <p>(e) The development would not harm the character or setting of settlements or the amenities of local residents;</p> <p>(f) The proposed holiday accommodation shall be used for the provision of leisure purposes only and not as permanent residences or second homes or holiday homes (see “interpretation” below). The accommodation should be advertised or held out as suitable for temporary holiday/ leisure letting purposes. Occupation by the same person(s) throughout the year is not permitted.</p> <p>Holiday occupancy conditions will be applied to proposed holiday accommodation to ensure the following:</p> <ul style="list-style-type: none"> <li>• that the accommodation will be occupied for holiday purposes only and will not be occupied as a person’s sole, or main place of residence;</li> <li>• that the same family/group will not be allowed to occupy the same holiday unit for more than 28 days at a time and will only be allowed to occupy the same unit up to a maximum 3 months in any calendar year;</li> <li>• that the owners/operators maintain an up to date register of the names of all owners/ occupiers of individual holiday unit(s) and of their main home addresses, and their length of stay and that this register is made available at all reasonable times to the LPA.</li> </ul> |
| <p><b>Central Lancashire Core Strategy Policy</b></p> | <p><b>Policy 13: Rural Economy</b> Aims to achieve economic and social improvement for rural areas by sustaining and encouraging appropriate growth of rural businesses. Development should also be of an appropriate scale and be located where the environment and infrastructure can accommodate the impacts of expansion.</p> <p><b>Policy 17: Design of New Buildings</b> requires the design of new buildings to take account of the character and appearance of the local area, including safeguarding and enhancing the built and historic environment and being sympathetic to surrounding land uses and occupiers, and avoiding demonstrable harm to the amenities of the local area, providing landscaping as an integral part of the development, protecting existing landscape features and natural assets, habitat creation, providing open space, and enhancing the public realm.</p>  |

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|   | <p><b>Policy 21: Landscape Character Areas</b> requires new Development to be well integrated into existing settlement patterns, appropriate to the landscape character type and designation within which it is situated and contribute positively to its conservation, enhancement or restoration or the creation of appropriate new features.</p>   |
| <b>Comment</b>  | <p><b>Policy ECON 2 Support for Rural Economy</b> is in conformity with this policy as it will help achieve economic improvement for rural parts of the Parish while respecting the character of the built and natural environment and the amenity of residents.</p>  |
| <b>National Planning Policy Framework</b>                         | <p>83. requires planning policies to enable:</p> <ul style="list-style-type: none"> <li>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;</li> <li>b) the development and diversification of agricultural and other land-based rural businesses;</li> <li>c) sustainable rural tourism and leisure developments which respect the character of the countryside; and</li> <li>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.</li> </ul> <p>170. Requires planning policies to contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and recognising the intrinsic character and beauty of the countryside.</p> <p>127. requires planning policies to ensure that developments will function well and add to the overall quality of the area over the lifetime of the development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting.</p> <p>170. requires planning policies to contribute to and enhancing the natural and local environment by: protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils and by 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;</p> <p><b>Policy ECON 2 Support for Rural Economy</b> is in conformity with this paragraphs as it supports development of businesses, visitor attractions and rural facilities while respecting the character of the built and natural environment and the amenity of residents.</p> |
| <b>Contribution to the Achievement of Sustainable Development</b> | <p><b>Policy ECON 2 Support for Rural Economy</b> contributes to the achievement of sustainable development by performing an economic and social role by retaining facilities for strong, vibrant and healthy communities and businesses and visitor attractions for a strong healthy economy.</p>  |



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| <p><b>Woodplumpton Neighbourhood Plan Policy</b></p>  | <p><b>Policy MOV 1 Improvements to Provision of Footpaths, Cycle paths and Bridleways</b></p> <p>Proposals for new, or improvements to existing, footpaths, cycle paths and bridleways including signage and provision or upgrading of crossing points will be supported. Developments which increase pedestrian footfall or cycle usage will be expected to include such proposals. New footpaths and cycle paths should be designed, and existing paths upgraded, to a high standard so that they are safe and easy to use. See Design Code, Appendix 1.</p>  |
| <p><b>Central Lancashire Core Strategy Policy</b></p> | <p>Policy 3 Travel states that the best approach to planning for travel will involve a series of measures:</p> <p>(a) Reducing the need to travel by:</p> <p>(b) Improving pedestrian facilities with:</p> <p>i. high quality designed City and town centre paving schemes</p> <p>ii. safe and secure urban and rural footways and paths (including canal towpaths) linking with public transport and other services</p> <p>(c) Improving opportunities for cycling by completing the Central Lancashire Cycle Network of off-road routes (including canal towpaths) supplementing this with an interconnected system of on-road cycle lanes and related road junction improvements</p> |
| <p><b>Comment</b></p>                                 | <p><b>Policy MOV 1 Improvements to Provision of Footpaths, Cycle paths and Bridleways</b> is in conformity with this policy as it aims to encourage the use of active modes of travel in particular walking and cycling as well as enabling horse riding..</p>  |
| <p><b>National Planning Policy Framework</b></p>      | <p>104. states that planning policies should provide for high quality walking and cycling networks and supporting facilities such as cycle parking (drawing on Local Cycling and Walking Infrastructure Plans);</p> <p><b>Policy MOV 1 Improvements to Provision of Footpaths, Cycle paths and Bridleways</b> is in conformity with this paragraph as it supports provision of cycling and walking infrastructure as well as bridleways.</p>  |
| <p><b>Contribution to the</b></p>                     | <p><b>Policy MOV 1 Improvements to Provision of Footpaths, Cycle paths and Bridleways</b> contributes to the achievement of sustainable development</p>   |

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| <b>Achievement of Sustainable Development</b> | by performing an environmental role by promoting more sustainable forms of transport. |
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| <p><b>Woodplumpton Neighbourhood Plan Policy</b></p>  | <p><b>Policy MOV 2 Promoting Walking and Cycling in New Development</b></p> <p>New projects and proposals should encourage walking and cycling, making them safe, easy and attractive choices for getting around for everyone, including people with disabilities, through the design of accesses, routes, roads, pavements, paths, signage, facilities, active frontage and legibility.</p> <p>New walking and cycling provision should link in with existing walking and cycle routes such as public rights of way within the Parish including the canal tow-path, the Guild Wheel and Lancashire Cycle Network and help create part of a safe route to the local schools.</p> <p>Links to public transport, schools and shops both in and beyond should be enhanced where possible. Consideration should be given to whether existing footpaths could be enhanced or better maintained including whether they could be upgraded for cycling.</p> <p>Access to and within sites (pavements, footpaths, cycle routes, bridleways and roads) and parking should be designed to promote ease of movement for users, with priority given to people who are on foot and to people with disabilities and on bicycles.</p> |
| <p><b>Central Lancashire Core Strategy Policy</b></p> | <p>Policy 3 Travel states that the best approach to planning for travel will involve a series of measures:</p> <p>(a) Reducing the need to travel by:</p> <p>(b) Improving pedestrian facilities with:</p> <p>i. high quality designed City and town centre paving schemes</p> <p>ii. safe and secure urban and rural footways and paths (including canal towpaths) linking with public transport and other services</p> <p>(c) Improving opportunities for cycling by completing the Central Lancashire Cycle Network of off-road routes (including canal towpaths)</p>  |



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|   | supplementing this with an interconnected system of on-road cycle lanes and related road junction improvements  |
| <b>Comment</b>  | <b>Policy MOV 2 Promoting Walking and Cycling in New Development</b> is in conformity with these policies as it aims to maintain and enhance the area's natural environment   |
| <b>National Planning Policy Framework</b>                         | 104. states that planning policies should provide for high quality walking and cycling networks and supporting facilities such as cycle parking (drawing on Local Cycling and Walking Infrastructure Plans);<br><b>Policy MOV 2 Promoting Walking and Cycling in New Development</b> is in conformity with this paragraphs as it aims at the conservation and enhancement of biodiversity including by reinforcing ecological networks. |
| <b>Contribution to the Achievement of Sustainable Development</b> | <b>Policy MOV 2 Promoting Walking and Cycling in New Development</b> contributes to the achievement of sustainable development by performing an environmental role by promoting more sustainable forms of transport.  |

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| <b>Woodplumpton Neighbourhood Plan Policy</b>  | <b>Policy ENV 1 Land Use in Rural Woodplumpton</b><br><br>Land currently in use for recreation, landscape, amenity, nature conservation and other rural uses will be protected from inappropriate development which would threaten the integrity of one or more of those uses.   |
| <b>Central Lancashire Core Strategy Policy</b> | <b>Policy 21: Landscape Character Areas</b> requires new Development to be well integrated into existing settlement patterns, appropriate to the landscape character type and designation within which it is situated and contribute positively to its conservation, enhancement or restoration or the creation of appropriate new features.<br><br>Policy 31 Agricultural Land supports sensitive conversions and alternative uses of farm buildings no longer needed for agriculture but which enable farm diversification where they: |

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|   | <ul style="list-style-type: none"> <li>i. Sustain and maintain the core farm business;</li> <li>ii. Do not compromise the working of the farm;</li> <li>iii. Are located within or near the existing farm complex.</li> </ul> <p>Allowing limited extension and replacement of existing buildings, with a preference for commercial, tourism and live/work uses.</p> <p><b>Policy 22: Biodiversity and Geodiversity</b> aims to conserve, protect and seek opportunities to enhance and manage the biological and geological assets of the area promoting the conservation and enhancement of biological diversity, having particular regard to the favourable condition, restoration and re-establishment of priority habitats and species populations and by seeking opportunities to conserve, enhance and expand ecological networks.</p> <p><b>Policy 24: Sport and Recreation</b> aims to ensure that everyone has the opportunity to access good sport, physical activity and recreation facilities (including children’s play) by protecting existing sport and recreation facilities, unless they are proven to be surplus to requirements or unless improved alternative provision is to be made.</p>   |
| <b>Comment</b>                            | <b>Policy ENV 1 Land Use in Rural Woodplumpton</b> is in conformity with these policies as it protects rural recreation uses, biodiversity and landscape value.   |
| <b>National Planning Policy Framework</b> | <p>170. Requires planning policies to contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and recognising the intrinsic character and beauty of the countryside.</p> <p>174. says that to protect and enhance biodiversity and geodiversity, plans should:</p> <ul style="list-style-type: none"> <li>a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity<sup>56</sup>; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation<sup>57</sup>; and</li> <li>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.</li> </ul> <p>97. protects existing open space, sports and recreational buildings and land, including playing fields, from being built on unless:</p> <ul style="list-style-type: none"> <li>a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or</li> <li>b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or</li> </ul> |

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|  | <p>c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use. <b>Policy ENV 1 Land Use in Rural Woodplumpton</b> is in conformity with these paragraphs as it protects rural recreation uses, biodiversity and landscape value.</p> |
| <p><b>Contribution to the Achievement of Sustainable Development</b></p> | <p><b>Policy ENV 1 Land Use in Rural Woodplumpton</b> contributes to the achievement of sustainable development by performing an environmental and social role by protecting rural recreation uses, biodiversity and landscape value.</p>   |

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| <p><b>Woodplumpton Neighbourhood Plan Policy</b></p>                     | <p><b>Policy ENV 2 Open Landscape Views</b></p> <ol style="list-style-type: none"> <li>1. Open views across the landscape should be protected and enhanced.</li> <li>2. All development should respect the character and open appearance of the countryside, and in particular the characteristic open views across the countryside.</li> <li>3. The impact of development on the openness of the countryside should be assessed against the Character Assessment for Woodplumpton.</li> </ol> |
| <p><b>Central Lancashire Core Strategy Policy</b></p>                    | <p><b>Policy 21: Landscape Character Areas</b> requires new Development to be well integrated into existing settlement patterns, appropriate to the landscape character type and designation within which it is situated and contribute positively to its conservation, enhancement or restoration or the creation of appropriate new features.</p>  |
| <p><b>Comment</b></p>  | <p><b>Policy ENV 2 Open Landscape Views</b> is in conformity with this policy as as it seeks to protect views which are an important element of the landscape of the Parish.</p>   |
| <p><b>National Planning Policy Framework</b></p>                         | <p>170. Requires planning policies to contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and recognising the intrinsic character and beauty of the countryside</p> <p><b>Policy ENV 2 Open Landscape Views</b> is in conformity with these paragraphs as it seeks to protect Woodplumpton’s heritage assets including by identifying sources of evidence to refer to.</p>   |
| <p><b>Contribution to the Achievement of Sustainable Development</b></p> | <p><b>Policy ENV 2 Open Landscape Views</b> contributes to the achievement of sustainable development by performing an environmental role by contributing to protecting and enhancing our built and historic environment.</p>  |
| <p><b>Woodplumpton Neighbourhood Plan Policy</b></p>                     | <p><b>Policy ENV 3 Nature Conservation And Biodiversity</b></p> <ol style="list-style-type: none"> <li>1. The conservation, management and enhancement of local features of interest for their biodiversity and geo-diversity will be supported and encouraged. These include: <ol style="list-style-type: none"> <li>a) Retention of hedgerow field boundary treatments and restoration, where these are fragmented, to</li> </ol> </li> </ol>  |

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|   | <p>improve their landscape condition and contribution while ensuring that they are not allowed to encroach on pavements and obscure traffic sight lines</p> <p>b) Retention of existing trees around and within existing and future development and the encouragement of additional planting where appropriate</p> <p>c) Promotion of the nature conservation and ecological value of Green Infrastructure, Existing Woodland and Wildlife Corridors as designated in the Preston Local Plan</p> <p>d) Retention of historic field patterns wherever possible including any areas of new development</p> <p>e) Management of woodland tracts to prevent deterioration</p> <p>f) Incorporation and maintenance of hedgerows</p> <p>g) Incorporation of new woodland and tree cover within the wider landscape whilst ensuring existing open views are not obscured</p> <p>h) Promotion of geo-diversity and biodiversity interests for the former sand extraction site - Bradleys Sand Quarry</p> <p>j) Creation of Wildlife Corridors between existing sites of biodiversity</p> <p>k) Support for other initiatives which assist in linking biodiversity sites such as land management</p> <p>l) Protection and enhancement of surface and ground water quality to comply with the Water Framework Directive in ensuring that development does not cause deterioration in the status of inland waters</p> <p>2 The potential impacts on any protected species of any development proposal should be taken into account in developer formulation of proposals and opportunities for Biodiversity Net Gain should be identified at an early stage in the design of any proposal and then incorporated as the design of the scheme develops and advice sought from Natural England and Preston City Council.</p> |
| <p><b>Central Lancashire Core Strategy Policy</b></p> | <p><b>Policy 22: Biodiversity and Geodiversity</b> aims to conserve, protect and seek opportunities to enhance and manage the biological and geological assets of the area promoting the conservation and enhancement of biological diversity, having particular regard to the favourable condition, restoration and re-establishment of priority habitats and species populations and by seeking opportunities to conserve, enhance and expand ecological networks.</p>   |
| <p><b>Comment</b></p>                                 | <p><b>Policy ENV 3 Nature Conservation And Biodiversity</b> is in conformity with this policy as it protects biodiversity and geodiversity.</p>  |

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| <p><b>National Planning Policy Framework</b></p>                         | <p>174. says that to protect and enhance biodiversity and geodiversity, plans should:</p> <ul style="list-style-type: none"> <li>a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity<sup>56</sup>; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation<sup>57</sup>;</li> <li>and</li> <li>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.</li> </ul> <p>97. protects existing open space, sports and recreational buildings and land, including playing fields, from being built on unless:</p> <ul style="list-style-type: none"> <li>a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or</li> <li>b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or</li> <li>c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.</li> </ul> <p><b>Policy ENV 3 Nature Conservation And Biodiversity</b> is in conformity with these paragraphs as it seeks to promote the retention of such facilities.</p> |
| <p><b>Contribution to the Achievement of Sustainable Development</b></p> | <p><b>Policy ENV 3 Nature Conservation And Biodiversity</b> contributes to the achievement of sustainable development by performing a social role supporting strong, vibrant and healthy communities by creating a high quality built environment with accessible local services that reflect the community's needs and support its health and social and cultural well-being.</p>  |

#### **4.4 BASIC CONDITION 4 - BE COMPATIBLE WITH EU OBLIGATIONS**

Brexit and SEA requirements.

The UK left the EU on 31st January 2020. Under the UK-EU withdrawal agreement, a transition period ended on 31st December 2020, during which time all EU law continued to apply to the UK. Beyond the transition period, the SEA Regulations, which previously implemented the requirements of the SEA Directive in England, will continue to apply as before unless and until new legislation is introduced.

A Strategic Environmental Assessment (SEA) screening was undertaken by Preston City Council. The screening confirms that a Strategic Environmental Assessment is not required for this Plan. The screening was submitted to the statutory environmental bodies (English Heritage, Natural England and the Environment Agency).

A Habitat Regulation Assessment (HRA) screening opinion was sought from Preston City Council in order to confirm whether an HRA was required to support the Plan. The screening exercise concluded that there were no European sites that would be affected by the proposals within the Neighbourhood Plan.

An explanation of why the plan is not subject to the requirements of the Strategic Environmental Assessment Directive has been submitted with the Plan. The Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human rights and complies with the Human Rights Act 1998.

#### **4.5 BASIC CONDITION 5 - COMPLIANCE WITH PRESCRIBED MATTERS**

There are no other prescribed matters.



## APPENDIX 1 – NOTICE OF DESIGNATION

### Town and Country Planning, England

#### The Neighbourhood Planning (General) Regulations 2012

In accordance with Part 2 of the Neighbourhood Planning (General) Regulations 2012 as amended 2015 and 2016, Preston City Council recently received an application made by Woodplumpton Parish Council for the designation of the Woodplumpton Area as a Neighbourhood Area for the purposes of Neighbourhood Planning. Preston City Council has resolved to approve the application and designate the Neighbourhood Area.

In accordance with the above regulations, in particular Regulation 7(1) the Council must publicise the following information about the designation to bring it to the attention of people who live, work or carry out business in the area to which the designation relates.

#### **Name of the Neighbourhood Area**

The name of the Neighbourhood Area is the Woodplumpton Neighbourhood Area.

#### **A Map Identifying the Area Designated**

Please see the accompanying map.

#### **The Name of the Relevant Body who applied for the Designation**

Woodplumpton Parish Council is the relevant body that applied for the designation.

These details are published on the Council's website at <http://www.preston.gov.uk/yourservices/planning/planning-policy/neighbourhood-plans/> and can be inspected during normal opening hours at Preston City Council, Town Hall, Lancaster Road, Preston, PR1 2RL. More information about Neighbourhood Planning can also be found via the Council's website.

If you have any queries about this designation, or any other neighbourhood planning issues within the borough, please contact the Planning Policy team by email at [planning.policy@preston.gov.uk](mailto:planning.policy@preston.gov.uk) or by phone on 01772 906585.

**Date: 08 September 2017**

APPENDIX 2 - STRATEGIC POLICIES RELEVANT TO WOODPLUMPTON NEIGHBOURHOOD PLAN

| Relevant Strategic Policies from the Central Lancashire Core Strategy Local Development Framework, Adopted July 2012 |   |
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| <p><b>Policy 1:<br/>Locating Growth</b></p>  | <p><b>Focus growth and investment on well located brownfield sites and the Strategic Location of Central Preston, the Key Service Centres of Chorley and Leyland and the other main urban areas in South Ribble, whilst protecting the character of suburban and rural areas. Some Greenfield development will be required on the fringes of the main urban areas. To promote vibrant local communities and support services, an appropriate scale of growth and investment will be encouraged in identified Local Service Centres, providing it is in keeping with their local character and setting, and at certain other key locations outside the main urban areas.</b></p> <p><b>Growth and investment will be concentrated in:</b></p> <p><b>(a) The Preston/South Ribble Urban Area comprising:</b></p> <ul style="list-style-type: none"> <li><b>i. The Central Preston Strategic Location and adjacent inner city suburbs, focussing on regeneration opportunities in Inner East Preston, the Tithebarn Regeneration Area and the New Central Business District Area in particular.</b></li> <li><b>ii. The northern suburbs of Preston, focussing on Local Centres, with greenfield development within the Cottam Strategic Site and the North West Preston Strategic Location.</b></li> <li><b>iii. The settlements south of the River Ribble, comprising:</b> <ul style="list-style-type: none"> <li><b>• Penwortham, focussing on the regeneration of the District Centre*, but with some greenfield development at the South of Penwortham and North of Farington Strategic Location.</b></li> <li><b>• Lostock Hall, focussing on the regeneration of brownfield sites.</b></li> </ul> </li> </ul> |

- **Bamber Bridge, focussing on the regeneration of the District Centre\***

**and brownfield sites.**

- **Walton-le-Dale, Higher Walton, focussing on brownfield sites.**

**(b) The Key Service Centres of:**

**i. Leyland / Farington, focussing on regeneration of Leyland Town Centre\* and brownfield sites.**

**ii. Chorley Town, focussing on the regeneration of the Town Centre\* but with some greenfield development.**

**iii. Longridge, where land within Central Lancashire may be required to support the development of this Key Service Centre in Ribble Valley.**

**(c) Strategic Sites allocated at:**

**i. BAE Systems, Samlesbury – employment**

**ii. Cuerden (Lancashire Central) – employment**

**iii. Buckshaw Village – mixed use Central Lancashire Local Development Framework Adopted Core Strategy July 2012 51**

**(d) Some growth and investment will be encouraged at the following Urban Local Service Centres to help meet housing and employment needs:**

**i. Adlington**

**ii. Clayton Brook/Green**

**iii. Clayton-le-Woods (Lancaster Lane)**

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|  | <p>iv. Coppull<br/>v. Euxton</p> <p>vi. Whittle-le-Woods</p> <p>(e) Limited growth and investment will be encouraged at the following Rural Local Service Centres to help meet local housing and employment needs and to support the provision of services to the wider area:</p> <p>i. Brinscall / Withnell</p> <p>ii. Eccleston</p> <p>iii. Longton</p> <p>(f) In other places - smaller villages, substantially built up frontages and Major Developed Sites - development will typically be small scale and limited to appropriate infilling, conversion of buildings and proposals to meet local need, unless there are exceptional reasons for larger scale redevelopment schemes.</p> <p>* As defined by Policy 11</p> |
| <p><b>Policy 2:<br/>Infrastructure</b></p> | <p>Work with infrastructure providers to establish works and/or service requirements that will arise from or be made worse by development proposals and determine what could be met through developer contributions, having taken account of other likely funding sources.</p> <p>If a funding shortfall in needed infrastructure provision is identified, secure, through developer contributions, that new development meets the on and off-site infrastructure requirements necessary to support development and mitigate any impact of that development on existing community interests as determined by the local planning authority.</p>  |

**In such circumstances developer contributions in the form of actual provision of infrastructure, works or facilities and/or financial contributions will be sought through one off negotiations and/or by applying a levy as appropriate. This will ensure that all such development makes an appropriate and reasonable contribution to the costs of provision after taking account of economic viability considerations.**

**The levy to be charged on a specific development will take account of cases where actual provision of infrastructure, works or facilities normally covered by the levy is provided as part of the development proposals.**

**The local planning authorities will set broad priorities on the provision of infrastructure, which will be linked directly to the commencement and phasing of Development. This will ensure that appropriate enabling infrastructure is delivered in line with future growth, although some monies will be specifically collected and spent on the provision of more localised infrastructure. The infrastructure provision will be coordinated and delivered in partnership with other authorities and agencies.**

**Policy 3: Travel**

**The best approach to planning for travel will involve a series of measures:**

**(a) Reducing the need to travel by:**

- i. encouraging more flexible working patterns and home working**
- ii. enabling better telecommunications for business, education, shopping and leisure purposes**
- iii. assisting home deliveries of ordered goods**

**(b) Improving pedestrian facilities with:**

- i. high quality designed City and town centre paving schemes**

**ii. safe and secure urban and rural footways and paths (including canal towpaths) linking with public transport and other services**

**(c) Improving opportunities for cycling by:**

**i. completing the Central Lancashire Cycle Network of off-road routes (including canal towpaths) supplementing this with an interconnected system of on-road cycle lanes and related road junction improvements**

**(d) Improving public transport by:**

**i. providing new railway stations at Buckshaw Village\*, Cottam\*, Midge Hall and Coppull (\* park and ride sites), and improving Preston and Leyland stations**

**ii. creating a bus rapid transit system on routes into Preston and to Leyland and Chorley**

**iii. improving main bus routes elsewhere**

**iv. supporting Demand Responsive Transport**

**(e) Enabling travellers to change their mode of travel on trips through:**

**i. providing a ring of new bus based park and ride sites around Preston at – Broughton Roundabout, Tickled Trout, Penwortham, Cuerden and Riversway.**

**ii. improving car and cycle parking facilities at railway stations, including at Adlington**

**iii. better coordinated bus and rail services**

- iv. providing better public transport interchanges and hubs including a new bus station at Preston**
- v. preparing, implementing and monitoring Travel Plans including Personal Travel Plans**
  
- (f) Encouraging car sharing by:**
  - i. promoting work based schemes**
  - ii. providing high vehicle occupancy road lanes into Preston Central Lancashire Local Development Framework Adopted Core Strategy July 2012 65**
  
- (g) Managing car use by:**
  - i. managing long and short stay car parking in the centres of Preston, Chorley and Leyland**
  - ii. public car parking charges**
  - iii. reviewing work place car parking**
  - iv. setting and applying car parking standards**
  - v. pursuing Quiet Zones**
  
- (h) Improving the road network with:**
  - i. bypasses of Broughton and Penwortham**
  - ii. completing a new road from Walton Park through to Lostock Hall**
  - iii. improving the A582 and linking to the A59**
  - iv. improvements between Cottam and Eastway**
  - v. variable traffic flow measures on existing roads**

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|   | <b>(i) Enabling the use of alternative fuels for transport purposes</b>  |
| <b>Policy 4:<br/>Housing<br/>Delivery</b> | <p><b>Provide for and manage the delivery of new housing by:</b></p> <p><b>(a) Setting and applying minimum requirements as follows:</b></p> <p><b>Preston 507 dwellings pa</b><br/> <b>South Ribble 417 dwellings pa</b><br/> <b>Chorley 417 dwellings pa</b></p> <p><b>with prior under-provision of 702 dwellings also being made up over the remainder of the plan period equating to a total of 22,158 dwellings over the 2010-2026 period.</b></p> <p><b>(b) Keeping under review housing delivery performance on the basis of rolling 3 year construction levels. If, over the latest 3 year review period, any targets relating to housing completions or the use of brownfield are missed by more than minus 20% , the phasing of uncommitted sites will be adjusted as appropriate to achieve a better match and/or other appropriate management actions taken; provided this would not adversely impact on existing housing or markets within or outside the Plan area.</b></p> <p><b>(c) Ensuring there is enough deliverable land suitable for house building capable of providing a continuous forward looking 5 year supply in each district from the start of each annual monitoring period and in locations that are in line with the Policy 1, the brownfield target (of 70% of all new housing) and suitable for developments that will provide the range and mix of house types necessary to meet the requirements of the Plan area.</b></p> <p><b>(d) Ensuring that sufficient housing land is identified for the medium term by identifying in Site Allocations Documents a further supply of specific, developable sites for housing and in the longer term by identifying specific developable sites or broad locations for future growth.</b></p> |
| <b>Policy 4:<br/>Housing</b>              | <b>Provide for and manage the delivery of new housing by:</b>  |



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| <p><b>Delivery</b></p>                      | <p><b>(a) Setting and applying minimum requirements as follows:</b><br/> Preston 507 dwellings pa<br/> South Ribble 417 dwellings pa<br/> Chorley 417 dwellings pa</p> <p>with prior under-provision of 702 dwellings also being made up over the remainder of the plan period equating to a total of 22,158 dwellings over the 2010-2026 period.</p> <p><b>(b) Keeping under review housing delivery performance on the basis of rolling 3 year construction levels. If, over the latest 3 year review period, any targets relating to housing completions or the use of brownfield are missed by more than minus 20% , the phasing of uncommitted sites will be adjusted as appropriate to achieve a better match and/or other appropriate management actions taken; provided this would not adversely impact on existing housing or markets within or outside the Plan area.</b></p> <p><b>(c) Ensuring there is enough deliverable land suitable for house building capable of providing a continuous forward looking 5 year supply in each district from the start of each annual monitoring period and in locations that are in line with the Policy 1, the brownfield target (of 70% of all new housing) and suitable for developments that will provide the range and mix of house types necessary to meet the requirements of the Plan area.</b></p> <p><b>(d) Ensuring that sufficient housing land is identified for the medium term by identifying in Site Allocations Documents a further supply of specific, developable sites for housing and in the longer term by identifying specific developable sites or broad locations for future growth.</b></p> |
| <p><b>Policy 6:<br/>Housing Quality</b></p> | <p><b>Improve the quality of housing by:</b></p> <p><b>(a) Targeting housing improvements in areas of greatest need ie Inner East Preston, and combine this intervention with wider regeneration initiatives such as in Leyland town centre;</b></p>  |

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|  | <p>(b) Encouraging the re-use of empty housing for residential purposes through either their re-occupation or conversion including sub-division and amalgamation into other types of housing or to allow a change to other uses complementary to the residential area;</p> <p>(c) Facilitating the greater provision of accessible housing and neighbourhoods and use of higher standards of construction.</p>   |
| <p><b>Policy 7:<br/>Affordable and<br/>Special Needs<br/>Housing</b></p> | <p>Enable sufficient provision of affordable and special housing to meet needs in the following ways:</p> <p>(a) Subject to such site and development considerations as financial viability and contributions to community services, to achieve a target from market housing schemes of 30% in the urban parts of Preston, South Ribble and Chorley, and of 35% in rural areas on sites in or adjoining villages which have, or will have, a suitable range of services; on any rural exception sites including those in the Green Belt there will be a requirement of 100%.</p> <p>(b) Aside from rural exception sites the minimum site size threshold will be 15 dwellings (0.5 hectares or part thereof) but a lower threshold of 5 dwellings (0.15 hectares or part thereof) is required in rural areas.</p> <p>(c) Where robustly justified, off-site provision or financial contributions of a broadly equivalent value instead of on-site provision will be acceptable where the site or location is unsustainable for affordable or special housing.</p> <p>(d) Special needs housing including extra care accommodation will be required to be well located in communities in terms of reducing the need to travel to care and other service provision and a proportion of these properties will be sought to be affordable subject to such site and development considerations as financial viability and contributions to community services.</p> <p>(e) Special needs housing including extra care accommodation will be required to be well located in</p> |

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|  | <p>communities in terms of reducing the need to travel to care and other service provision and a proportion of these properties will be required to be affordable.</p> <p>(f) An accompanying Supplementary Planning Document will establish the following:</p> <ul style="list-style-type: none"> <li>i. The cost at and below which housing is considered to be affordable.</li> <li>ii. The proportions of socially rented and shared ownership housing that will typically be sought across Central Lancashire.</li> <li>iii. Specific spatial variations in the level and types of affordable housing need in particular localities.</li> <li>iv. How the prevailing market conditions will affect what and how much affordable housing will be sought.</li> </ul>   |
| <p><b>Policy 13: Rural Economy</b></p> | <p><b>Achieve economic and social improvement for rural areas by sustaining and encouraging appropriate growth of rural businesses in the following ways:</b></p> <ul style="list-style-type: none"> <li>(a) Working with telecommunications providers to increase the availability of high speed broadband internet services in rural areas.</li> <li>(b) Supporting rural based tourist attractions, visitor facilities, recreational uses, business and storage activities.</li> <li>(c) Allowing caravan and camping uses on appropriate sites subject to there being a proven demand.</li> <li>(d) Managing the development of urban related uses such as horse stabling, garden centres and golf courses, by directing proposals to the urban fringe areas.</li> <li>(e) Encouraging appropriate new farm buildings and structures where they can be shown to be</li> </ul> |

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|                          | <p>necessary for increasing food production.</p> <p><b>(f) Supporting sensitive conversions and alternative uses of farm buildings no longer needed for agriculture but which enable farm diversification where they:</b></p> <ul style="list-style-type: none"> <li><b>i. Sustain and maintain the core farm business;</b></li> <li><b>ii. Do not compromise the working of the farm;</b></li> <li><b>iii. Are located within or near the existing farm complex.</b></li> </ul> <p><b>Allowing limited extension and replacement of existing buildings, with a preference for commercial, tourism and live/work uses.</b></p> <p><b>(h) Encouraging micro growth points within rural areas for knowledge economy development, including live/work units.</b></p> <p><b>(i) Allowing flexible service uses of buildings in recognised District and Local Centres where shared uses (co-location) will ensure the operation of key services, and resisting development proposals which would result in their loss.</b></p> <p><b>In all cases, proposals will be required to show good siting and design in order to conserve and where possible enhance the character and quality of the landscape without undermining the purposes of the Green Belt, the functioning of the Green Infrastructure and the functioning of the ecological frameworks. Development should also be of an appropriate scale and be located where the environment and infrastructure can accommodate the impacts of expansion.</b></p> |
| <p><b>Policy 14:</b></p> | <p><b>Provide for Education requirements by:</b></p>  |

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| <b>Education</b>                      | <p>(a) Enabling new schools and other educational facilities to be built in locations where they are accessible by the communities they serve, using sustainable modes of transport.</p> <p>(b) Asking developers to contribute towards the provision of school places where their development would result in or worsen a lack of capacity at existing schools.</p> <p>(c) Working in partnership with the education authority in any modernisation programme requiring school closure or new construction.</p> <p>(d) Supporting the growth and development of higher and further education, through close working with the relevant institutions.</p> <p>(e) Working in partnership with the education authority and other service providers to identify opportunities for the co-location of services to meet the needs of the community.</p> |
| <b>Policy 16:<br/>Heritage Assets</b> | <p>Protect and seek opportunities to enhance the historic environment, heritage assets and their settings by:</p> <p>a) Safeguarding heritage assets from inappropriate development that would cause harm to their significances.</p> <p>b) Supporting development or other initiatives where they protect and enhance the local character, setting, management and historic significance of heritage assets, with particular support for initiatives that will improve any assets that are recognised as being in poor condition, or at risk.</p> <p>c) Identifying and adopting a local list of heritage assets for each Authority.</p>   |
| <b>Policy 17:</b>                     | The design of new buildings will be expected to take account of the character and appearance of   |

## **Design of New Buildings**

the local area, including the following:

- (a) siting, layout, massing, scale, design, materials, building to plot ratio and landscaping.**
- (b) safeguarding and enhancing the built and historic environment.**
- (c) being sympathetic to surrounding land uses and occupiers, and avoiding demonstrable harm to the amenities of the local area.**
- (d) ensuring that the amenities of occupiers of the new development will not be adversely affected by neighbouring uses and vice versa.**
- (e) linking in with surrounding movement patterns and not prejudicing the development of neighbouring land, including the creation of landlocked sites.**
- (f) minimising opportunity for crime, and maximising natural surveillance.**
- (g) providing landscaping as an integral part of the development, protecting existing landscape features and natural assets, habitat creation, providing open space, and enhancing the public realm.**
- (h) including public art in appropriate circumstances.**
- (i) demonstrating, through the Design and Access Statement, the appropriateness of the proposal.**
- (j) making provision for the needs of special groups in the community such as the elderly and those**

**with disabilities.**

**(k) promoting designs that will be adaptable to climate change, and adopting principles of sustainable construction including Sustainable Drainage Systems (SuDS); and**

**(l) achieving Building for Life rating of 'Silver' or 'Gold' for new residential developments.**

**(m) ensuring that contaminated land, land stability and other risks associated with coal mining are considered and, where necessary, addressed through appropriate remediation and mitigation measures.**

**Policy 18: Green  
Infrastructure**

**Manage and improve environmental resources through a Green Infrastructure approach to:**

**(a) protect and enhance the natural environment where it already provides economic, social and environmental benefits;**

**(b) invest in and improve the natural environment, particularly;**

**i. the river valley networks including:**

- the River Ribble at Penwortham and south to Lostock Hall and Bamber Bridge, to create a 'central park' area incorporating footpaths, cycleways and a Local Nature Reserve;**
- Savick Brook upstream of Preston;**
- the River Darwen between Roach Bridge and Walton-le-Dale; and**
- the Yarrow and Cuerden Valley Parks.**

**ii. the canal networks including:**

- the Lancaster Canal into Preston; and**
- the Leeds and Liverpool Canal through Chorley and Adlington.**

**iii. where it contributes to the creation of green wedges and the utilisation of other green open spaces that can provide natural extensions into the countryside.**

**(c) secure mitigation and/or compensatory measures where development would lead to the loss of, or damage to, part of the Green Infrastructure network.**



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| <b>Policy 21:</b><br><b>Landscape</b> | <b>New Development will be required to be well integrated into existing settlement patterns, appropriate</b> |

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| <p><b>Character Areas</b></p>  | <p>to the landscape character type and designation within which it is situated and contribute positively to its conservation, enhancement or restoration or the creation of appropriate new features.</p>   |
| <p><b>Policy 22:</b><br/><br/>Biodiversity and<br/><br/>Geodiversity</p> | <p>Conserve, protect and seek opportunities to enhance and manage the biological and geological assets of the area, through the following measures:</p> <p>(a) Promoting the conservation and enhancement of biological diversity, having particular regard to the favourable condition, restoration and re-establishment of priority habitats and species populations;</p> <p>(b) Seeking opportunities to conserve, enhance and expand ecological networks;</p> <p>(c) Safeguarding geological assets that are of strategic and local importance.</p>   |
| <p><b>Policy 23: Health</b></p>  | <p>Integrate public health principles and planning, and help to reduce health inequalities by:</p> <p>(a) Working with health care commissioners to support health care infrastructure and particularly to improve primary care and mental health care access and facilities.</p> <p>(b) Where required by the priorities of health care commissioners, identifying sites for new facilities reflecting the spatial distribution of need, the importance of accessibility, and opportunities for different service providers to share facilities.</p> <p>(c) Seeking contributions towards new or enhanced facilities from developers where new housing</p> |

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|  | <p>results in a shortfall or worsening of provision.</p> <p><b>(d) Requiring Health Impact Assessment on all strategic development proposals on Strategic Sites and Locations.</b></p> <p><b>(e) Working with partners, including the Primary Care Trust and local authority environmental health departments, to manage the location of fast food takeaways, particularly in deprived areas and areas of poor health.</b></p> <p><b>(f) Safeguarding and encouraging the role of allotments; garden plots within developments; small scale agriculture and farmers markets in providing access to healthy, affordable locally produced food options.</b></p>   |
| <p><b>Policy 24:</b><br/><b>Sport and Recreation</b></p> | <p><b>Ensure that everyone has the opportunity to access good sport, physical activity and recreation facilities (including children’s play) by:</b></p> <p><b>(a) Devising robust minimum local standards based on quantified needs, accessibility and qualitative factors, through seeking developer contributions (either in the form of new provision or financial payment in lieu) where new development would result in a shortfall in provision.</b></p> <p><b>(b) Protecting existing sport and recreation facilities, unless they are proven to be surplus to requirements or unless improved alternative provision is to be made.</b></p> <p><b>(c) Developing minimum local sport and recreation standards in a Supplementary Planning</b></p> |

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|  | Document. (d) Identifying sites for major new facilities where providers have evidence of need.   |
| <b>Policy 25:<br/>Community<br/>Facilities</b>       | <p>Ensure that local communities have sufficient community facilities provision by:</p> <p>(a) Working with public, private and voluntary sector providers to meet demonstrable need;</p> <p>(b) Encouraging and coordinating new provision at locations that are accessible by all modes of transport;</p> <p>(c) Resisting the loss of existing facilities by requiring evidence that they are no longer viable or relevant to local needs;</p> <p>(d) Assessing all development proposals for new housing in terms of their contribution to providing access to a range of core services including education and basic health and care facilities.</p> |
| <b>Policy 26: Crime<br/>and Community<br/>Safety</b> | <p>Plan for reduced levels of crime and improved community safety by:</p> <p>(a) Working with the police, community safety partnerships and other agencies to co-ordinate analysis and action.</p>  |

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|   | <p>(b) Encouraging the inclusion of Secured by Design principles in new developments.</p> <p>(c) Providing adequate leisure and community facilities or activities, particularly in high crime areas, and especially for young people.</p> <p>(d) Aiming to achieve a complementary mix of uses in the City and key service centres with appropriate controls over entertainment uses, taking account of the local authorities' Statement of Licensing policies.</p>   |
| <p><b>Policy 27:</b><br/><b>Sustainable</b><br/><b>Resources and</b><br/><b>New</b><br/><b>Developments</b></p> | <p>Incorporate sustainable resources into new development through the following measures:</p> <p>All new dwellings will be required to meet Level 3 (or where economically viable, Level 4) of the Code for Sustainable Homes. This minimum requirement will increase to Level 4 from January 2013 and Level 6 from January 2016. Minimum energy efficiency standards for all other new buildings will be 'Very Good' (or where possible, in urban areas, 'Excellent') according to the Building Research Establishment's Environmental Assessment Method (BREEAM).</p> <p>Subject to other planning policies, planning permission for new built development will only be granted on proposals for 5 or more dwellings or non-residential units of 500 sq metres or more floorspace where all of the following criteria are satisfied:</p> <p>(a) Evidence is set out to demonstrate that the design, orientation and layout of the building minimises energy use, maximises energy efficiency and is flexible enough to withstand climate change;</p> <p>(b) Prior to the implementation of zero carbon building through the Code for Sustainable Homes for dwellings or BREEAM for other buildings, either additional building fabric insulation measures,</p> |

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|   | <p>or</p> <p>appropriate decentralised, renewable or low carbon energy sources are installed and implemented to reduce the carbon dioxide emissions of predicted energy use by at least 15%;</p> <p>(c) Appropriate storage space is to be provided for recyclable waste materials and composting;</p> <p>(d) If the proposed development lies within a nationally designated area, such as a Conservation Area or affects a Listed Building, it will be expected to satisfy the requirements of the policy through sensitive design unless it can be demonstrated that complying with the criteria in the policy, and the specific requirements applying to the Code for Sustainable Homes and BREEAM, would have an unacceptable adverse effect on the character or appearance of the historic or natural environment.</p> <p>The integration of the principles above into other types of development will also be encouraged.</p> |
| <p><b>Policy 29:<br/>Water<br/>Management</b></p> | <p>Improve water quality, water management and reduce the risk of flooding by:</p> <p>(a) Minimising the use of potable mains water in new developments;</p> <p>(b) Working with the regional water company and other partners to promote investment in sewage water treatment works to reduce the risk of river pollution from sewage discharges;</p> <p>(c) Working with farmers to reduce run-off polluted with agricultural residues into watercourses;</p> <p>(d) Appraising, managing and reducing flood risk in all new developments, avoiding inappropriate development in flood risk areas particularly in Croston, Penwortham, Walton-le-Dale and southwest Preston;</p> <p>(e) Pursuing opportunities to improve the sewer infrastructure, particularly in Grimsargh, Walton-le-</p>  |

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|   | <p><b>Dale and Euxton, due to the risk of sewer flooding;</b></p> <p><b>(f) Managing the capacity and timing of development to avoid exceeding sewer infrastructure capacity;</b></p> <p><b>(g) Encouraging the adoption of Sustainable Drainage Systems;</b></p> <p><b>(h) Seeking to maximise the potential of Green Infrastructure to contribute to flood relief.</b></p> |
| <p><b>Policy 31:</b><br/><b>Agricultural Land</b></p> | <p>Protect the best and most versatile agricultural land, (Grades 1, 2 and 3a) that occurs in the west of Central Lancashire when considering both agricultural and other forms of development to avoid irreversible damage to, and instead achieve the full potential, of the soil.</p>   |