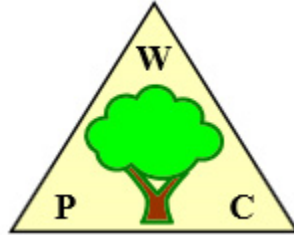


# Woodplumpton Neighbourhood Development Plan

2023 - 2026

Woodplumpton Parish Council



Made February 2024



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**Abbreviations used in the Plan**

CIL

Community Infrastructure Levy

DEFRA

Department for Environment, Farming and Rural Affairs

EWL

East West Road Link, part of the North West Preston Masterplan

LCC

Lancashire County Council

NOR

Number on Roll i.e. number of students on roll in primary and secondary schools

NPPF

National Planning Policy Framework – where the government sets out National Policy

NPPG

National Planning Practice Guidance – this helps interpret National Policy

SPD

Supplementary Planning Document – a document that provide information and guidance on interpretation of planning policy

W NDP

Woodplumpton Neighbourhood Development Plan

WPC

Woodplumpton Parish Council

## Foreword

Woodplumpton Parish Council feels that the time is right to produce a Neighbourhood Development Plan because: -

Work is progressing on NW Preston as a strategic location and whilst that area has its own Masterplan, a Neighbourhood Plan will ensure that other areas of the Parish are not neglected and the needs / improvements for the whole Parish are assessed and provided for.

The Neighbourhood Plan is not anti-development. NW Preston will provide a variety of homes designed for families and urban living and a Neighbourhood Plan will give the Parish Council the opportunity to influence the shape and growth of development outside of the strategic location whilst retaining the rural character of the Parish. New infrastructure is required to ensure that existing areas can safely access the proposed facilities and amenities in the strategic location and a Neighbourhood Plan will help residents influence and decide where & how our Community Infrastructure Levy is spent.

The production of a Neighbourhood Plan will provide an opportunity for the Parish Council to identify its local heritage and contribution to the economy, whilst assessing the areas of character, special interest, and listed buildings.

It will also provide an opportunity to identify green, open spaces around the Parish to ensure they are protected, enhanced, and used to their full potential.

Everyone on the Parish Council hopes the Neighbourhood Plan will be a key document in establishing our current heritage and identity whilst ensuring the Parish remains a rural community fit for the needs and purposes of existing and future residents.

Policy Number	Policy Name
COM 1	New and Improved Community Facilities
COM 2	Protecting Existing Community Facilities
HOU 1	Layout and Design of New Housing
HOU 2	Conversion of Agricultural Buildings within Woodplumpton parish to residential use
ECON 1	Support for Rural Economy
MOV 1	Improvements to Provision of Footpaths, Cycle-paths and Bridleways
MOV 2	Promoting Walking and Cycling in New Development
ENV 1	Nature Conservation and Biodiversity

## **SECTION 1 INTRODUCTION**

Why a Neighbourhood Plan for Woodplumpton Parish?

A Neighbourhood Development Plan is a community led planning framework for guiding the future development, regeneration, and conservation of an area.

Local Authorities produce Development Plans to influence and control the development of houses, employment opportunities, community & leisure facilities, and open space across their area. Preston City Council have produced their Local Plan for development, including Woodplumpton Parish, up to 2026. This is currently under review and work is in progress with Chorley and South Ribble Councils to produce a Central Lancashire Local Plan.

Thanks to the Localism Act, Parish Councils can now produce Neighbourhood Development Plans to influence development at a local level. The Neighbourhood Plan will form part of the statutory development plan for an area and will be used to help determine planning applications at a local level.

Woodplumpton Parish Council decided on 19<sup>th</sup> June 2017 to draw up a Neighbourhood Development Plan for the Parish because it was concerned about a number of issues affecting Woodplumpton (by Woodplumpton, we mean all areas of the Parish including Catforth unless we specifically state Woodplumpton Village).

Issue 1 The Design of Proposed New Development, especially how it would fit in with the character of the area, how existing residents would be able to access the new facilities to be built in North West Preston and how new residents would be able to benefit from the adjacent rural area.

Issue 2 Provision of Infrastructure to deal with proposed new development especially given problems related to recent development.

Issue 3 Community Infrastructure Levy - The Parish will have more of a say in how this levy on development in the area is spent.

Woodplumpton Parish Council established that a Neighbourhood Development Plan with appropriate planning policies and guidance would be a good way to address these issues.

The Woodplumpton Parish Neighbourhood Plan sets out a vision and objectives for the future of the Parish and establishes how that vision and objectives will be achieved by identifying planning policies and guidance that can control land use and development in the Parish.

As the effect that new development can have on the character of the area is such an important issue for the Parish, a Character Assessment, see Appendix 8 has been undertaken which sets out the main elements that contribute to the area's particular character so that policy and guidance can be developed to ensure that

proposals protect and enhance the character as much as possible. As such, the Character Assessment provides evidence for certain policies as well as being a reference to interpret policies so that applicants and decision makers are signposted to the Assessment to help understand what the character is when developing or determining proposals.

As well as helping develop policies, the Assessment has helped inform the development of a Design Code which gives a range of relevant design guidance to help interpret policy and develop and determine proposals. While the Character Assessment describes what the character of the Parish is, thereby helping people to understand what to protect and enhance; the Design Code is intended to help applicants and decision makers understand how proposals can meet policy design requirements including those that relate to character but also other aspects of design such as improvements to walking and cycling. The Design Code can be found in Appendix 1 to the Plan.

### **Woodplumpton Parish and Planning Context**

Within Woodplumpton Parish the main uses are farming and residential with some ancillary retail, health care, education and a number of leisure, sporting and recreation uses including pubs, the rugby club, walking and cycling. There are many rights of way including the Lancaster Canal tow path, the Lancashire Cycle Route and Guild Wheel running through the area. There is some tourism and leisure around the Parish including caravanning, fishing, boating & field sports.

Most of the Parish is designated in the Preston Local Plan as Open Countryside which is covered by Preston Local Plan Policy EN1 which strictly restricts development to that necessary for agriculture or forestry or similar rural economy uses, reuse of existing buildings or limited infill.

Woodplumpton Brook and the Canal are designated as Wildlife Corridors which are covered by Preston Local Plan Policy EN 10 which aims to protect, conserve, restore and enhance biodiversity and ecological network resources.

There are small areas designated as Green Infrastructure which are protected by Preston Local Plan Policy EN2 which requires development to protect and enhance such identified areas of green infrastructure. There are also patches of Existing Woodland identified by the Local Plan. These are identified by Preston Local Plan Policy EN1 as Green Infrastructure and thereby protected under Preston Local Plan Policy EN2.

It also requires proposals to accord with principles set out in the Design SPD and relevant national guidance and policy on design and heritage and to make a positive contribution to the character and local distinctiveness of the area.

Special mention needs to be made of the North West Preston Masterplan Supplementary Planning Document and Preston Local Plan Policy MD2. Policy MD2 sets out criteria for the development of land identified in the Core Strategy in North West Preston for residential led mixed use development of around 5,300 homes and associated local centres and infrastructure. These include a health centre an east - west link from Preston Western Distributor Road to Lightfoot Lane, a secondary school, 2 primary schools and green infrastructure including play provision. The scale of the proposed development will have a very significant impact on the site, its setting and thereby the character of the Parish.

According to the Supplementary Planning Document, Policy MD2 of the Preston Local Plan 2012-26 is the key overarching policy for the SPD with the Masterplan 'seeking to expand on the level of detail in the policy' by 'providing an indicative framework and general design principles to guide development in a co-ordinated and comprehensive way'.

It adds that 'The Masterplan will be a material planning consideration in the determination of planning applications in the area and sets out how the Council would like to see the adopted criteria of Policy MD2 implemented.'

The Neighbourhood Plan policies will form part of the Development Plan for the whole of the Parish including the North West Preston area and will, along with the policies in the Local Plan be the starting point for determining planning applications in the area in accordance with National Planning Policy Framework (NPPF). The policies in the Neighbourhood Plan cannot and do not alter the allocation of the site for development as it is a matter of strategic policy.

The Masterplan will be a material consideration for decisions made in the area and Local Plan Policy MD2 will apply.

As the area is developed, the character of this part of the Parish will be significantly affected, effectively extending the Cottam suburban area further into Woodplumpton Parish.

It is also an aspiration of the Plan to ensure that facilities in the North West Preston Area can be accessed by other people in Woodplumpton Parish and this has implications for transport including the design, extent of highways and Public Rights of Way as well as public transport provision.

Other relevant Local Plan documents include:

Preston City Council's Standing Design Advice Summary

Preston City Council's Design Guide Supplementary Planning Document

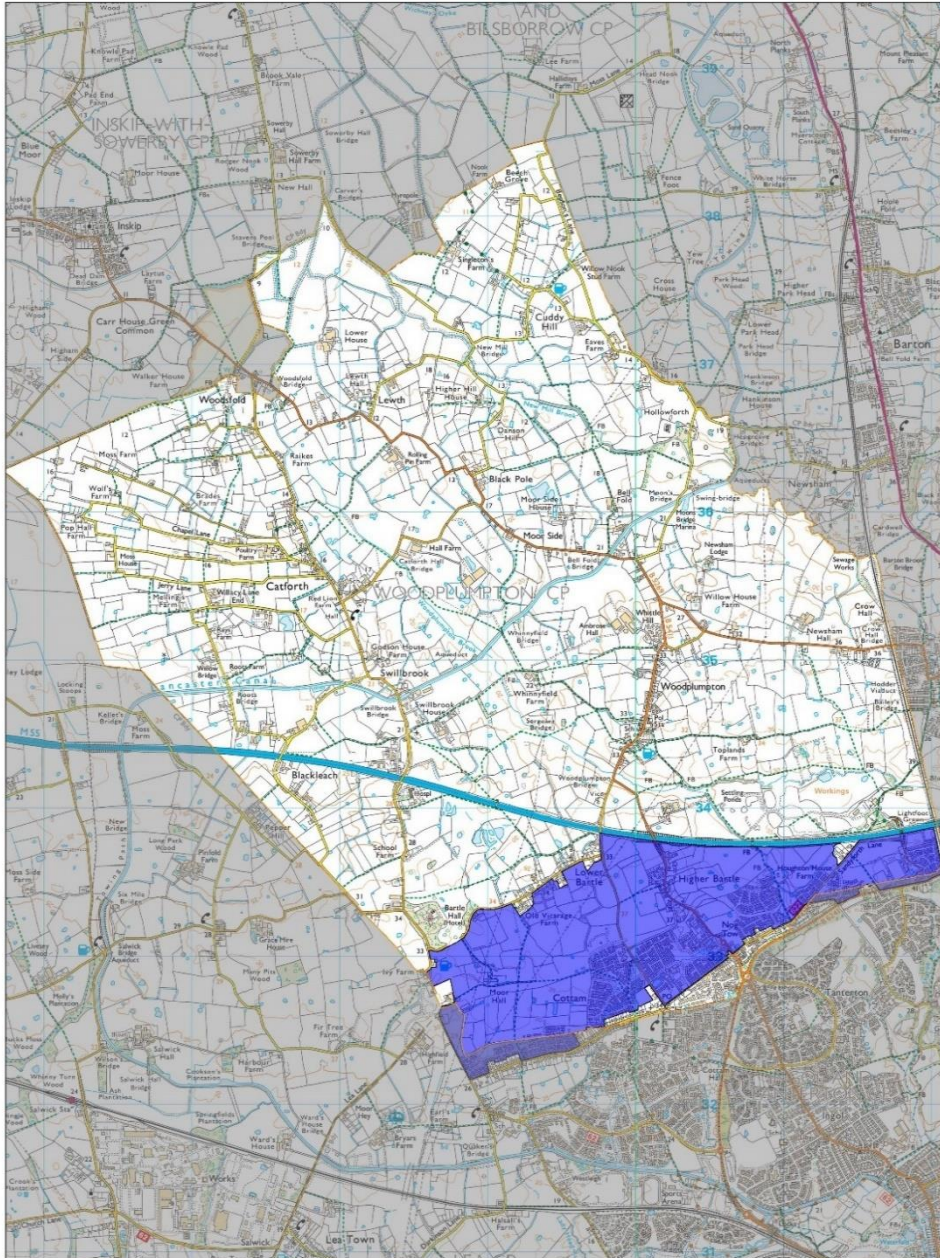
Design Council's Building for Life, especially Annex B, National Standard for Residential Schemes



The new Central Lancashire Local Plan Part 1 Preferred Options Document to 2036.

The plan of the North West Preston Strategic Development Area below shows the extent of the area covered by Loal Plan Policy MD2 and the North West Preston Masterplan Supplementary Planning Document.

## North West Preston Strategic Development Area



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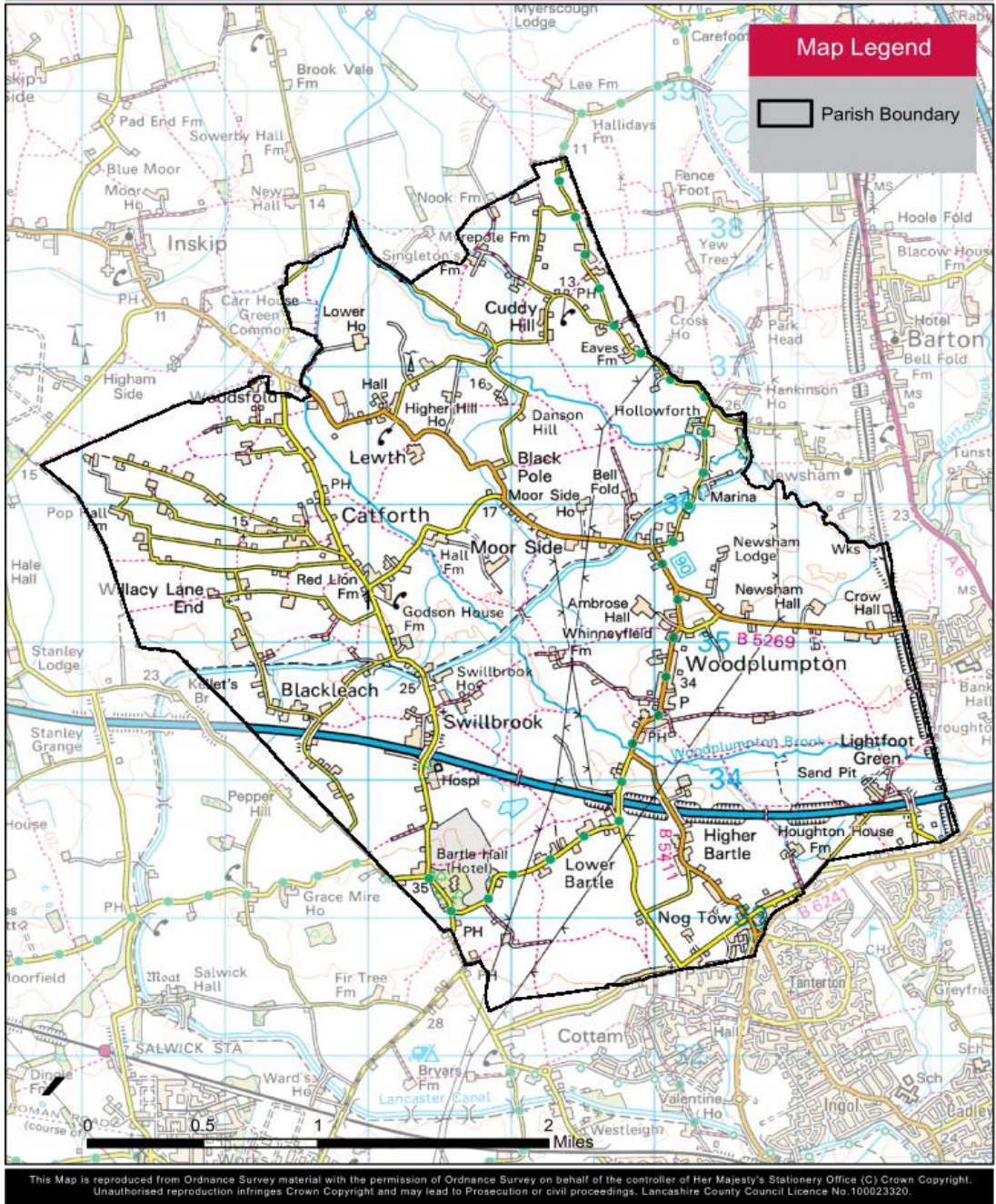


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# Woodplumpton

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## **SECTION 2 VISION AND OBJECTIVES**

Based on engagement with the Community undertaken for the Woodplumpton Parish Plan, the Parish have written a draft Vision and Objectives which the Neighbourhood Plan is designed to achieve.

### **Vision**

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.

Through the design and provision of new infrastructure, the improved well-being and safety of the Parish will be achieved, which would be of benefit to the community as a whole.

Our open / green spaces will be protected, maintained, and enhanced for the benefit of all the community, now and in the future.

### **Objectives** *(derived from the vision)*

1. Actively support, promote & develop (where appropriate) local amenities / facilities for the benefit of all residents.
2. Develop & enhance the individual character of both villages.
3. Develop and enhance existing, and where appropriate, new open / green spaces.
4. Seek to deliver new and improved community infrastructure to meet the needs of future residents and which benefit the whole community.
5. Promote & actively support the need for a diverse range of housing types (e.g. affordable) without losing the character of the Parish.
6. Promote & actively support existing & new businesses without losing the character of the Parish.
7. Promote the use of public rights of way, bridleways & green / open spaces.
8. Actively maintain & improve public rights of way, bridleways & green / open spaces.

## **SECTION 3 POLICIES**

### **Policy COM 1 New and Improved Community Facilities**

New community facilities which meet the needs of the local community will be supported, provided that:

Throughout the plan area:

- a) The site has a safe means of access for vehicles and pedestrians and adequate parking provision in accordance with PCC parking standards;
- b) the development should if possible be located where it is accessible by public transport, on foot and by cycle;
- c) the development should not cause harm to the character or amenity of adjacent uses and properties; and
- d) the following criteria relevant to the area of the development proposal:

Within the rural area:

- e) the application is accompanied by evidence of local need for the facility; this should include a demonstration that other options have been considered such as the use of an existing open space or the conversion of an existing building;
- f) the proposal is small scale;
- g) the building should be designed to take account of the character of the rural area as described in the Woodplumpton Character Assessment; and
- h) the development will not unacceptably affect either directly or indirectly areas of nature conservation, geological or landscape interest.

### **Within the North West Preston Development Area**

- i) the building should be designed to take account of the character of the suburban fringe in the Cottam area as described in the Woodplumpton Character Assessment;**
- j) in the case of school expansion to meet extra demand for places, sufficient playground and playing field space is provided for the pupils' needs.**

### **Intention**

Objective 1 - Actively support, promote & develop (where appropriate) local amenities / facilities for the benefit of all residents

Objective 2 - Develop & enhance the individual character of both villages

Objective 4 - Seek to deliver new and improved community infrastructure to meet the needs of future residents and which benefit the whole community.

### **Justification**

The character of Woodplumpton Parish is not uniform and there are significant differences between areas. The Woodplumpton Character Assessment (Appendix 8) identifies different character areas within the Parish including the Suburban fringe which is where the North West Preston site lies and 3 rural character areas of Woodplumpton, Catforth and Eaves, all with their distinct features. As such it is appropriate to ensure that any new community facilities in the Parish respect the character of their immediate area. (See pages 14-35 of the Character Assessment for the overall assessment of the Parish and 36-57 for the individual character areas) and see North West Preston Strategic Development Area Plan in the Introduction to this Plan, above (page 9).

The increase in the population of Woodplumpton Parish as a result of the development of the North West Preston area will create extra demand for community facilities. While the Masterplan SPD for North West Preston allows for

certain community facilities it is by no means clear that they will all be delivered and that even if they are that they will be sufficient to meet all the demands for community facilities in the area. In particular, there is concern that the planned Police Station (see 4.2 page 20 of the SPD) may not be developed. The development of community facilities must be accompanied by evidence of the need so as to protect the character of the area from speculative proposals that might lead to unwelcome development that could then remain unused.

In the case of schools, in 2022 Lancashire County Council consulted local schools regarding the potential to expand and there is growing pressure on places in in North West Preston including the Woodplumpton area (see Evidence below). There are 2 primary schools in Woodplumpton Parish: Woodplumpton St. Anne’s Primary School and Catforth Primary School. There are also 2 nurseries: Cottam Nursery School and Maxy House Farm Nursery. There are no secondary schools in the Parish.

Lancashire County Council's School Planning Team are unable to plan school place delivery at a parish level. School place planning for primary school provision is carried out based on specific areas known as Primary Planning Areas, these are designated areas that are agreed with the Department of Education. Secondary school place planning is carried out at a district level. The Woodplumpton Parish area falls within the Preston Rural Primary Planning Area and has a total of 4 schools attributed to the area.

<b>Preston Rural</b>
Catforth Primary School
Woodplumpton St Anne's Church of England PS
Barton St Lawrence Church of England Primary School
St Mary and St Andrew's Catholic PS. Barton Newsham

The School Planning Team also take into account identified pupil demand pressures in neighbouring primary planning areas when carrying out school place planning. For example, closure or expansion of a local school or a large housing development in a neighbouring primary planning area would be taken into consideration.

Section 14 of the Education Act 1996 dictates that Lancashire County Council's statutory obligation is to ensure that every child living in Lancashire is able to access a mainstream school place in Lancashire. The School Planning Team has worked with colleagues at Preston City Council over a number of years as they develop their local plan and masterplan for North West Preston to ensure the infrastructure requirement is included within the policies to support the successful delivery of this strategic area.

## **NW Preston**

The Woodplumpton NP makes reference to Preston City Council Local Plan 2012 – 2026 Policy MD2 and the North West Preston Masterplan Supplementary Planning Document SPD, identifying a secondary school and 2 two form entry primary schools to be delivered. Funding for the provision of new schools (land and construction) will be secured through the Government's Basic Need allocation, Community Infrastructure levy funds and Section 106 contributions.

Whilst there are no current plans to deliver the new schools at the allocated sites within the Northwest Preston Masterplan, Lancashire County Council are developing proposals to deliver a new primary school at Whittingham Hospital and at Cottam Hall from September 2025. Proposals for a new secondary school at the former Tulketh High School site from 2025 are also being developed. Furthermore, 1 form entry permanent expansions have been approved from September 2024 at both Lea Community Primary School and Cottam Primary School. These expansions follow a 1-year temporary expansion at both schools for 2023/24. The provision of these additional places is part of a delivery strategy to mitigate the impact of the Northwest Preston Masterplan, which required the authority to consider the demand and provision for the primary planning areas of Preston North, Preston West and Preston Rural in conjunction (these are the 3 planning areas that NW Preston straddles).

Within the parish of Woodplumpton a significant housing development has secured planning approval - Land at Bartle (application (06/2020/0888)). This is an application for 1,100 dwellings and includes land for the provision of a 1 form entry primary school. Preston City Council's housing land supply indicates that none of the housing is projected to be completed within the next 5 years, with 150 completions projected in year's 6 to 10. Lancashire County Council will continue to monitor the development to determine the scale and timing of any future delivery. With regards to the provision of new schools, Lancashire County Council stated that "The delivery of a new school will require careful timing and be delivered to meet the needs from new housing. A fine balance is required to ensure a new school is not delivered too early and places taken up by existing pupils from the surrounding area, this can have a destabilising effect on the areas existing pupil provision and potential financial implications for local schools.

The criteria in the policy that relate to the development of community facilities in the NW Preston development area should be applied in addition to those set out in strategic policies and the NW Preston Masterplan.

## **Interpretation**

The term "Community facilities" could cover a wide range of facilities including schools, police stations, parks, footpaths, sports and leisure facilities, nurseries and health care. Other commercial uses such as retail, whilst important to the



community, should be dealt with under other policies in this plan and the Preston Local Plan specifically policy WB1: Protection of Community Facilities and Core Strategy Policy 25: Community Facilities.

## Evidence

Preston Local Plan 2012-2026 provides for the development at NW Preston

North West Preston Masterplan Supplementary Planning Document provides clarity on provision of community facilities: “The Masterplan assumes a main local centre at the junction of the planned new EWL and Sandy Lane, supported by other smaller local centres”

The table below provides the latest pupil forecasts and sets out the current Number on Roll (NOR). This information and how it is obtained is explained in the updated Planning Obligations in Lancashire Pupil Forecast Methodology by using the link below. We recommend this information is reviewed to understand how LCC obtains the accurate NOR within both primary and secondary schools.

<https://www.lancashire.gov.uk/media/919265/pupil-forecast-methodology.pdf>

<b>Preston Rural</b>	NOR 2020	Jan	Net Capacity	Projected Pupils by 2026  (Without housing/ migration)	Projected Pupils by 2026  (With housing/ migration)
Catforth Primary School	86		74		
Woodplumpton St Anne's Church of England Primary School	106		105		
Barton St Lawrence Church of England Primary School	175		175		
St Mary and St Andrew's Catholic Primary School. Barton Newsham	130		126		
<b>TOTAL</b>	<b>517</b>		<b>480</b>	<b>524</b>	<b>700</b>
				<b>(524-480)</b> <b>44</b>	<b>(700-480)</b> <b>220</b>
			<b>Projected Shortfall</b>		

The projected pupils by 2028 are not broken down by school at this stage as there will actually be an apportionment of the overall projected figures across the schools but it is likely that new school provision is needed.

Lancashire County Council are currently carrying out their annual Basic Need scoping review for 2024 to 2027, where plans for the provision of additional places to meet demand will be developed. The Basic Need Delivery Plan 2024 – 2027 will be published in autumn/winter 2023. As mentioned above, part of this annual review will involve the consideration of the primary planning areas covering NW Preston Masterplan in conjunction. There are also a number of other factors that this review will take into account, including the fall in the national birth rate and specific changes in Preston; limited scope to expand schools or deliver new schools in some primary planning areas; and local build rates.

With respect to the latest position on local centres and community facilities the following planning applications refer to what is currently proposed in the North West Preston Development Area.

Outline planning application 06/2020/1421 comprises of up to 320no. dwellings and a local centre, situated on the North east parcel of land at the junction of Sandy Lane and East West Link road. Approved by planning committee early 2022 and awaiting Section 106 agreement.

Reserved matters application 06/2023/0587 awaiting decision, for local centre retail developments (convenient store), situated on the North west parcel of land at the junction of Sandy Lane and East West Link road.

Reserved matters application 06/2023/0599 awaiting decision, for local centre development (care home), situated on the North west parcel of land at the junction of Sandy Lane and East West Link road.

## **Policy COM 2 Protecting Existing Community Facilities**

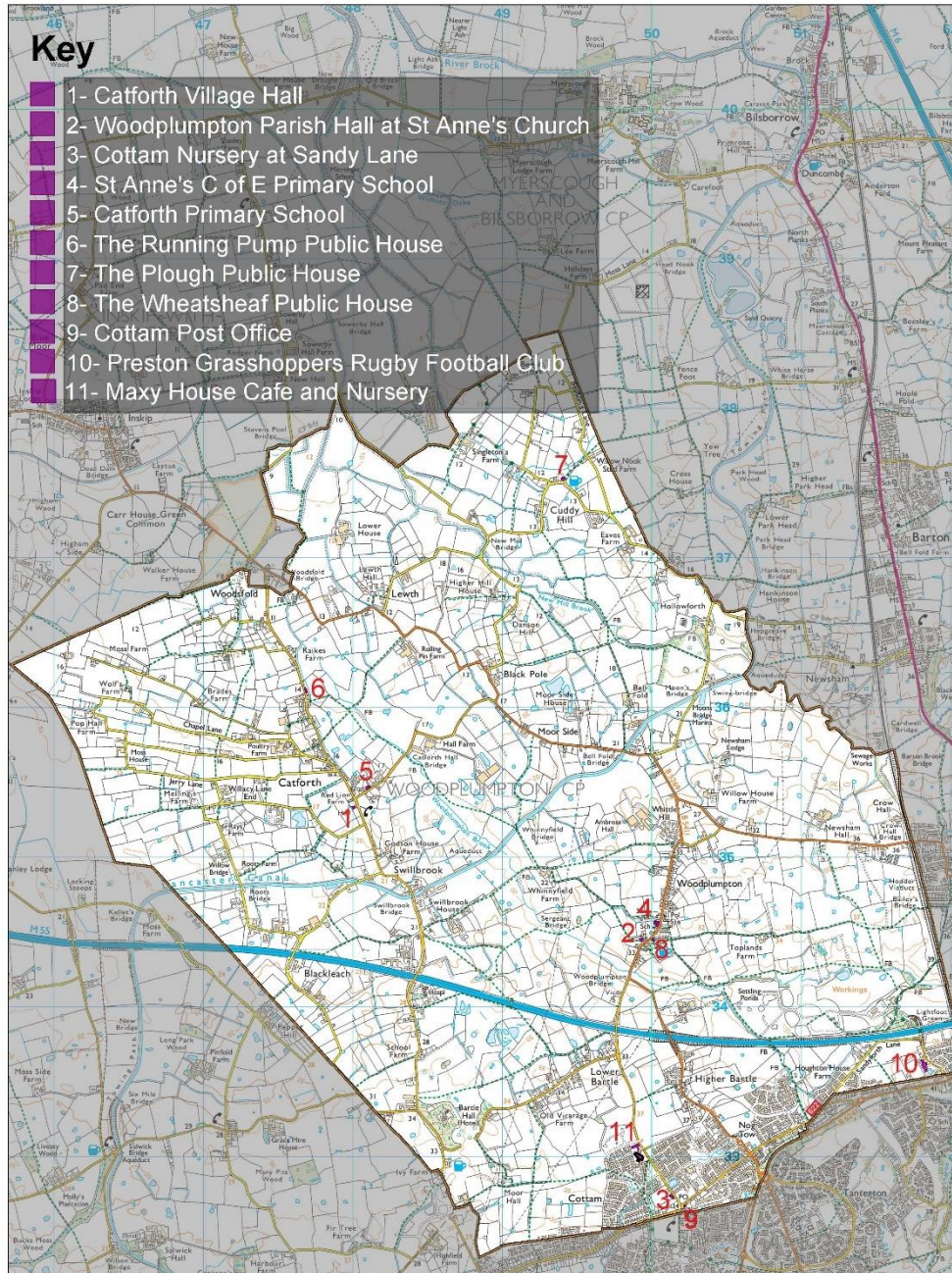
1. The community facilities listed below should be safeguarded. Proposals that help to retain and improve the facilities for community use will be supported. Development proposing the change of use or loss of any premises or land currently or last used as a community facility will only be supported where the proposal satisfies the requirements set out in Preston Local Plan Policy WB1.

### **KEY**

- 1 Catforth Village Hall
- 2 Woodplumpton Parish Hall at St Anne's church
- 3 Cottam Nursery at Sandy Lane
- 4 St Anne's C of E primary School
- 5 Catforth Primary School
- 6 The Running Pump public house
- 7 The Plough public house
- 8 The Wheatsheaf public house
- 9 Cottam Post Office
- 10 Preston Grasshoppers Rugby Football Club
- 11 Maxy House Café and Nursery

2. Development adjacent to a community facility should not cause an unacceptable impact on the community facility and, where possible, should help to provide additional or improved community facilities.

# Community Facilities



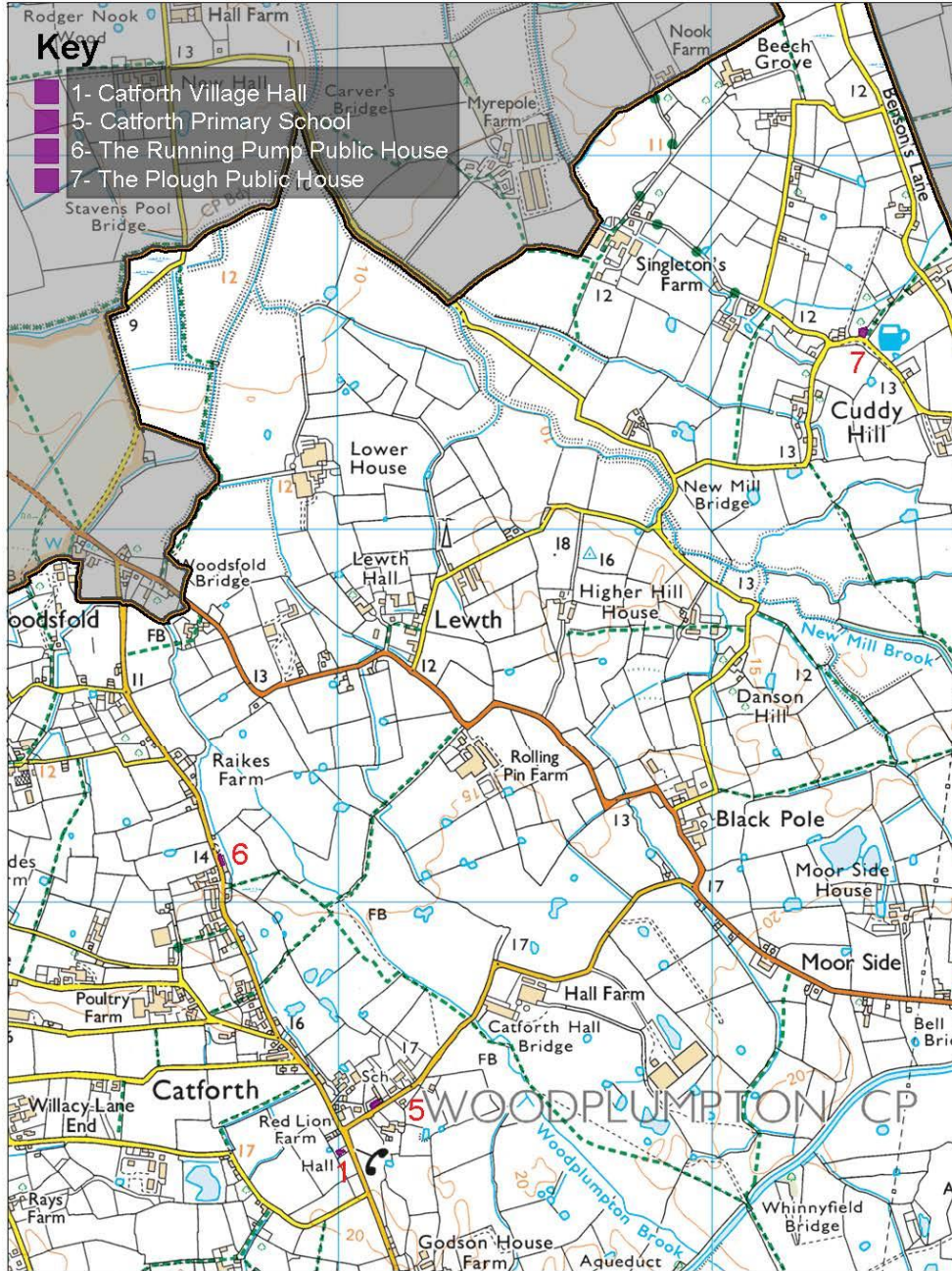
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# Community Facilities

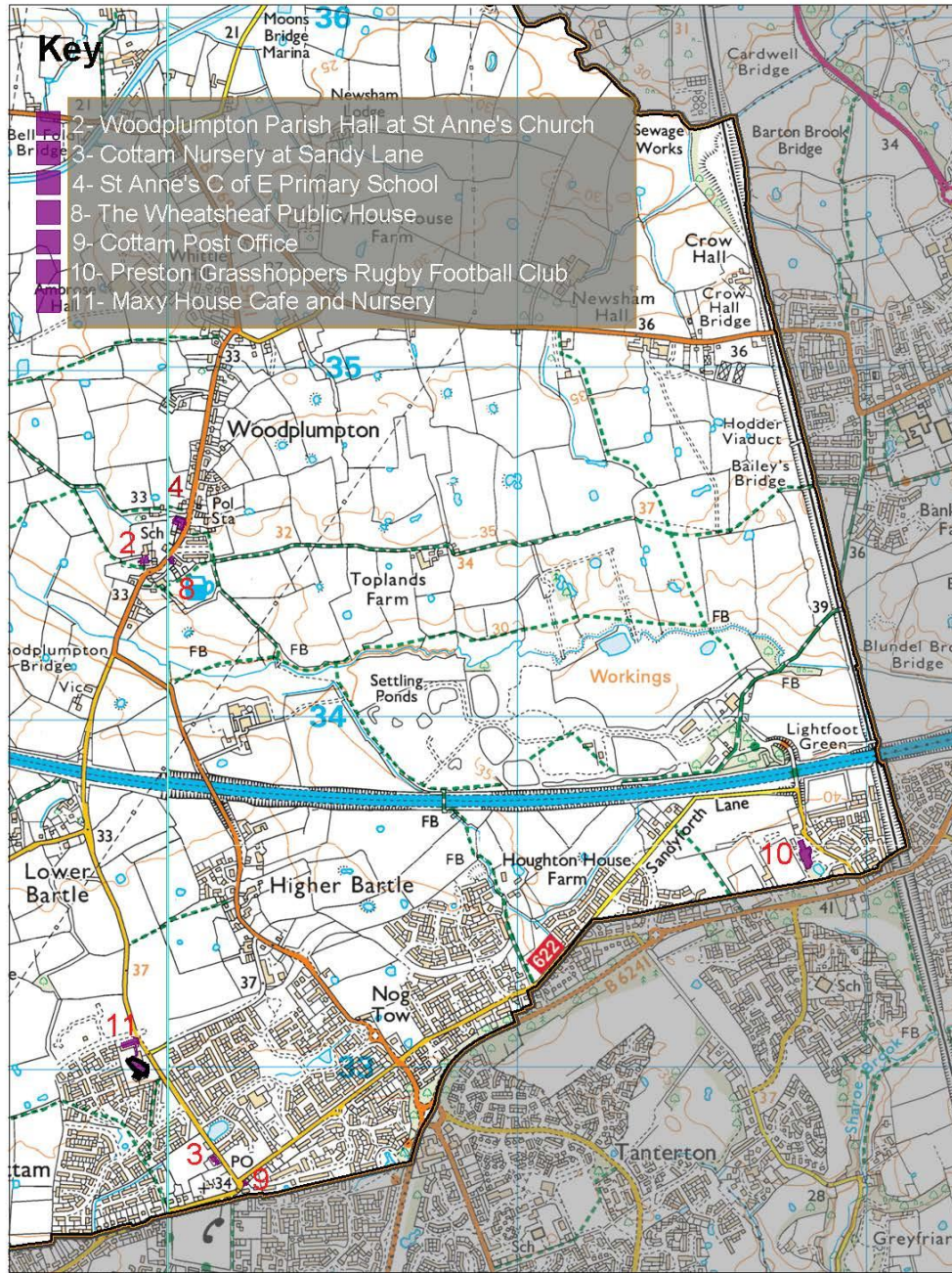


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# Community Facilities



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## **Intention**

Objective 1 - Actively support, promote & develop (where appropriate) local amenities / facilities for the benefit of all residents

## **Justification**

There are a number of facilities identified in the area as important to the people of the Parish and so this policy aims to remove the threat of their being lost to competing uses especially housing, their retention is helped by this policy. Churches have not been included on the list, despite being valued by the community, as they are less vulnerable to the threat of loss to competing uses.

## **Interpretation**

The facilities protected under this policy have been identified through initial engagement, but this list may be altered depending on further consultation.

Preston Local Plan Policy WB1 seeks to safeguard community facilities and sets out the evidence that must be provided to support any development that would result in the loss of a community facility.

### **“Local Plan Policy WB1 – Protection of Community Facilities**

Development proposing the change of use or loss of any premises or land currently or last used as a community facility (including community centres, village and church halls, places of worship, public houses and neighbourhood convenience stores) will be permitted where it can be demonstrated that:

- a) the use no longer serves the needs of the community in which it is located; and
- b) adequate alternative provision has been made, or is already available, in the local area; and
- c) the use is no longer financially viable; or
- d) there is an amenity or environmental reason why the facility is no longer acceptable.”

## **Evidence**

Preston Local Plan 2012-2026

North West Preston Masterplan Supplementary Planning Document

Evidence of the elements of the character of the area is provided by the Woodplumpton Character Assessment, Appendix 8



## **Policy HOU 1 Layout and Design of New Housing**

- 1) All new housing development should achieve a high standard of design and layout compatible with the character of the area in which it is located as described in the Woodplumpton Character Assessment. The design and layout of the development should give consideration to the factors set out in Core Strategy Policy 17 and the Woodplumpton Design Code.
- 2) All new housing development should be designed and laid out to help to integrate the housing into the surrounding area by ensuring that its form, layout, materials, siting, height, scale and design are compatible with that of the adjoining and surrounding buildings. Where appropriate, the proposal should take account of its setting and its impact on the nearby countryside, the landscape setting, and the local street scene.
- 3) Developments of 10 or more dwellings should include pedestrian and cycleway links to the local network of walking and cycling routes and to the local facilities, in particular shops, schools, public open spaces and public transport routes. New highways within housing developments should be designed to reduce traffic speeds and to prioritise cycling and walking.
- 4) Developments of 10 or more dwellings should provide a good mix of house types and tenures in accordance with the North West Preston Masterplan SPD. Social and affordable housing shall be 'pepper-potted' within the development so that the development is designed to be tenure blind in accordance with the Central Lancashire Affordable Housing SPD.
- 5) All new housing development should incorporate SuDS to minimise surface water run off in accordance with guidance in the NPPG and the adopted and emerging strategic policies.

## **Intention**

Objective 2- Develop & enhance the individual character of both villages

Objective 5- Promote & actively support the need for a diverse range of housing types (e.g. affordable) without losing the character of the Parish

Objective 7- Promote the use of public rights of way, bridleways & green / open spaces

Objective 8- Actively maintain & improve public rights of way, bridleways & green / open spaces

## **Justification**

Due to the infrastructure of the Parish, its close proximity to the City of Preston and links to major arterial routes through the area, traffic was seen as a significant issue with many drivers cutting through the area to avoid other more congested routes.

Good design is crucial for the future sustainability of the Parish affecting how people live in their homes and move around the parish. Their safety and perception of safety can help maintain the character of the area and quality of the public realm and built and natural environment in general including discouraging littering, dog fouling and fly tipping.

Central Lancashire's Affordable Housing Supplementary Planning Document outlines the Council's expectation that housing schemes will be tenure blind which means that affordable housing will be subject to the same design and finish standards as market housing and pepper-potted, i.e. dispersed around residential developments to promote mixed communities and minimise social exclusion.

In the rural areas, smaller 2-3 bed semi-detached houses or a small terrace are more likely to be capable of being integrated into the rural character than larger detached dwellings, although plot-size restrictions may mean a small detached house would be acceptable. Larger detached houses require more land and so will have a greater detrimental effect on the rural character in terms of loss of green space or agricultural land. They are also less likely to be genuinely affordable.

The National Planning Policy Guidance on Flood Risk and Coastal Change sets out the national approach to managing flood risk and how sustainable drainage solutions can contribute.

The adopted Central Lancashire Core Strategy Policy 29 on Water Management and the emerging Central Lancashire Local Plan Policy Direction 27 on Sustainable Water Management provide the strategic approach to the management of surface water.

## **Interpretation**

The character of Woodplumpton Parish varies according to area with the Character Assessment, Appendix 8, identifying 4 character areas, 3 rural and 1 suburbanising and proposals should reflect the specific character of the area whether it is rural or suburban. In the suburbs and the allocated development site at North West Preston development should mainly reflect the suburban character of the area but development on the fringe of the area should reflect the transition between rural and suburban character. In the rest of the Parish development should be compatible with the rural character of the Parish as outlined in the Character Assessment according to the particular location as detailed in the respective character area sections of the Assessment. Development within or adjacent to the settlements of Catforth and Woodplumpton should respond accordingly.

Key aspects of Woodplumpton Parish's rural character:

- Open unrestricted views of the surrounding, gently undulating countryside, interspersed with farm buildings with only occasional areas of enclosure on lanes with high hedges or within small clusters of buildings
- A network of habitats and green corridors including hedges, brooks, streams and ditches, canal, hedges surrounding fields and occasional areas of trees providing habitats and contributing to biodiversity in the area
- Primarily agricultural use - mostly pastoral farming
- 2 villages with many houses arranged along roads in ribbon development
- Outside the 2 rural settlements, occasional housing loosely arranged in small, informal clusters or short strips which are sufficiently spaced from one another so as not to merge and in sufficiently small quantities as to never dominate the landscape
- A network of footpaths and cycle paths
- Criss-crossed with country lanes which pre-date the adjacent suburban settlement
- A small number of landmarks
- The canal which runs through large parts of the rural area connecting the various parts including Woodplumpton Village with Catforth Village

- Off-street parking

Key aspects of Woodplumpton Parish's suburban character:

- Combination of purpose built housing estates and infill along historic routes.
- Occasional green spaces that provide recreation and visual amenity in the form of public parks and green verges
- Low, predominantly 2-storey, buildings
- Primarily residential use with occasional ancillary uses such as shops and Preston Grasshoppers Rugby Club
- Houses are predominantly semi-detached with some detached and terraces.
- Housing having defensible spaces in the form of front gardens with a variety of boundary treatments.
- Clear hierarchy of streets with a link to the Motorway which acts as a major distributor and then a number of country lanes which act as more local distributors and off which smaller streets access estates.
- Individual estates, while fitting into the overall character of the suburban part of Woodplumpton Parish by virtue of their sharing the above characteristics, have their own distinct characters through a combination of brick colour, detailing, use of boundary treatments, existence or lack of building lines and roof lines and relative formality/informality of the road layout.
- Semi-rural feel in parts of the suburban area due to historic roads along which older houses can be found sometimes less formally arranged, the low scale of development in general, views into the surrounding countryside, grass verges, low density of development and the use of brick and pitched roofs.
- Off-street parking

For further explanation of what is meant by good design in the context of Woodplumpton Parish, see Design Code, Appendix 1, and the Character Assessment, Appendix 8.

The Government's Nationally Described Space Standard (NDSS) are available at:

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/524531/160519\\_Nationally\\_Described\\_Space\\_Standard\\_Final\\_Web\\_version.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/524531/160519_Nationally_Described_Space_Standard_Final_Web_version.pdf)

See also:

Design Code: Appendix 1, Section 2.1 Layout and Design, Space Standards for key extract from the Technical Standards.

Preston City Council's Standing Design Advice Summary

Preston City Council's Design Guide Supplementary Planning Document

Preston City Council's North West Preston Masterplan SPD

Design Council's Building for Life, especially Annex B, National Standard for Residential Schemes

### **Evidence**

Evidence of the elements of the character of the area is provided by the Woodplumpton Character Assessment, Appendix 8

## **Policy HOU 2: Conversion of Agricultural Buildings within Woodplumpton parish to residential use**

The principle of conversion of agricultural buildings to more than 5 dwellings or with a floor area of more than 450m<sup>2</sup> will be supported where:

- a) Suitable services and access are available without the need for works which would adversely affect the character of the building and / or locality;
- 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;
- c) The proposal safeguards the roosting or nesting habitat of any protected species present within the building;
- 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;
- 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, Appendix 8);
- f) The proposal does not have an adverse impact on the local highway network, either in terms of highway safety or highway capacity; and
- 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

## **Intention**

Objective 2-Develop & enhance the individual character of both villages

Objective 5- Promote & actively support the need for a diverse range of housing types (e.g. affordable) without losing the character of the Parish

## **Justification**

Windfall sites may arise from time to time, and these might include opportunities for conversion of farm buildings into residential accommodation. Such conversions may help retain buildings which are characteristic of the area while also providing housing to help meet objectively assessed need which assumes a certain number of windfall sites every year. The provisions of the policy ensure that such conversions enhance the character of the area rather than detract from it.

## **Interpretation**

Permitted Development rights exist for the change of use of existing agricultural buildings and land within their curtilage for up to 5 dwellings provided the max area is 450m<sup>2</sup> and the new building is no bigger than the footprint of the original building. Prior approval is required for location and siting; design and external appearance; transport and highways; noise; contaminated land; and flood risk. The permitted rights also include the building operations reasonably needed for the conversion- this only includes- windows, roofs or external walls; and services (water, gas electricity, drainage) and partial demolition. Where proposals come under Permitted Development Rights, development plan policies whether in the Preston Local Plan or Woodplumpton Neighbourhood Plan would not apply.

The Town and Country Planning (General Permitted Development) (England) Order 2015

<https://www.legislation.gov.uk/ukxi/2015/596/schedule/2/part/3/crossheading/class-q-agricultural-buildings-to-dwellinghouses>

Woodplumpton Character Assessment, Appendix 8, describes in some detail the character of the Parish and identifies character areas to show how character varies from one part of the Parish to another.

See also:

Central Lancashire Rural Development Supplementary Planning Document. 2012

Preston City Council's Standing Design Advice Summary

Preston City Council's Design Guide Supplementary Planning Document

Design Council's Building for Life, especially Annex B, National Standard for Residential Schemes

**Evidence**

The Woodplumpton Character Assessment, Appendix 8, identifies sympathetic conversion of agricultural buildings for residential or ancillary uses as a contributing to the character of the rural parts of the Parish.



## **Policy ECON 1 Support for Rural Economy**

1. Proposals for new and existing business which do not harm the character of the area will be supported where they support the growth of the rural economy in the following ways:

- a) A more diverse agricultural economy;
- b) The retention and expansion of existing local businesses;
- c) Encouraging a wider range of rural tourism, particularly those businesses which complement existing tourism related businesses, provided that proposals for holiday accommodation accord with the criteria set out in part 2 of this policy.
- 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. Proposals for new or extension to existing holiday accommodation will be supported provided that 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 the landscape in their siting, design, colour and materials;
- (d) The site is in an area with local opportunities for informal countryside recreation but would not itself harm such attractions;
- (e) The development would not harm the character or setting of settlements or the amenities of local residents and;
- (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).

**3. Holiday occupancy conditions will be applied to proposed holiday accommodation to ensure the following:**

- 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;
- 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;
- 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.

**Intention**

Objective 1- Actively support, promote & develop (where appropriate) local amenities/ facilities for the benefit of all residents

Objective 2- Develop & enhance the individual character of both villages

Objective 6 Promote & actively support existing & new businesses without losing the character of the Parish

**Justification**

It is important to help other businesses to thrive where they are appropriate to the area. It is also important that any holiday accommodation respects the Parish's rural character and are for the purposes of holiday accommodation and are not for permanent residence.

The policy does not permit second homes (see "interpretation" for definition of second homes) as in such cases the owner and/ or family lives in the property only for short periods, for example, for personal/ family holiday or weekend use. They are therefore privately owned, empty or irregularly occupied properties and are

unlikely to benefit the rural community and, unlike properties that are let out for paying visitors, are unlikely to benefit the local economy.

### **Interpretation**

This policy will be applied in the rural areas within the parish.

Tourism, specialist local food and drink, plant and tree nurseries, kennels are examples of economic activity that can be compatible with the rural character of the area.

The Parish contains a small number of chalets. Preston Council is consulted on applications for certification as a matter of course. Generally, on a site of not less than 2 hectares, up to 3 caravans may remain for up to 28 days a year, or if the site is less than 2 hectares, only one caravan can remain for no more than 2 consecutive nights, without the requirement of a licence or planning permission.

The term 'holiday accommodation' includes, but is not restricted to, any house, flat, chalet, villa, beach hut, tent, caravan, yurt, shepherds hut, glamping pod or houseboat, which is let out to holiday makers, who may live or stay in the property for leisure purposes. The property is not normally a principle "home".

The term does not include 'second homes or holiday homes' which is a generic term for a property owned by an individual in addition to their principal private residence.

### **Evidence**

Evidence of the elements of the character of the area is provided by the Woodplumpton Character Assessment, Appendix 8 including a description of the rural character of most of Woodplumpton Parish.

## **Policy MOV 1 Improvements to Provision of Footpaths, Cycle paths and Bridleways**

Proposals for new, or improvements to existing, footpaths, towpaths 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 in accordance with the Woodplumpton Design Code in Appendix 1

### **Intention**

Objective 2- Develop & enhance the individual character of both villages

Objective 7- Promote the use of public rights of way, bridleways & green / open spaces

Objective 8- Actively maintain & improve public rights of way, bridleways & green / open spaces

### **Justification**

Consultation has shown that people in Woodplumpton Parish value the rural character of the Parish and a key part of this, as identified in the Woodplumpton Character Assessment, Appendix 8, is the network of walking and cycle paths which enable people to enjoy the area. Congestion has also been identified as an issue so promoting alternatives to car usage has led to the promotion of walking and cycling as an objective for the Plan.

Foot paths, cycle paths and bridleways are part of the character of the natural environment in Woodplumpton Parish and improving them will help enhance that character as well as helping more people to access the natural environment and appreciate it. Footpaths are an important part of the infrastructure of the Parish and are often the quickest way to get between certain parts of the Parish. Improving the footpath network and cycling provision will help make it easier for people to use alternatives to the car thereby reducing car usage and helping to better manage traffic. In particular, the canal tow-path is a key link in this network but is frequently waterlogged making it unusable for many people.

The policy is in line with Local Plan Policy ST2 General Transport Considerations, Core Strategy Policy 3 and the goals and priorities of the Lancashire County Council Local Transport Plan.

### **Interpretation**

Footpaths can be upgraded to make them easier to walk or cycle along. It should be recognised that in a rural community pavement might not always be present or up to the same design / standard as those in urban areas. The canal towpath for example is quite susceptible to becoming waterlogged in parts and would be difficult for many people to use.



It is possible to upgrade footpaths and cycle paths and bridle paths while maintaining a rural character. See Hampshire Countryside Service Design Standards (2013): Path Surfacing for details on how to design paths in rural areas, <http://documents.hants.gov.uk/countryside/designstandards-pathsurfacing.pdf>

The Canal and River Trust have prepared Guidance for Towpath Design.

## **Evidence**

The Woodplumpton Character Assessment, Appendix 8, identifies the network of paths in the Parish as important to its character and identifies the possibility of upgrading them and the advantages of doing so.

## **Policy MOV 2 Promoting Walking and Cycling in New Development**

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.

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 towpath, the Guild Wheel and Lancashire Cycle Network and help create part of a safe route to the local schools.

Links to public transport, schools and shops 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.

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.

### **Intention**

Objective 2- Develop & enhance the individual character of both villages

Objective 4- Seek to deliver new and improved community infrastructure to meet the needs of future residents and which benefit the whole community.

Objective 7- Publicise & promote the use of public rights of way, bridleways & green / open spaces

Objective 8 - Actively maintain & improve public rights of way, bridleways & green / open spaces

### **Justification**

Improvements to walking and cycling will help reduce car dependency and could ease both congestion and parking in the Parish whilst also improving links between where people live and existing/new facilities as well as having environmental and health benefits.

The policy is in line with Local Plan Policy ST2 General Transport Considerations, Core Strategy Policy 3 and the goals and priorities of the Lancashire County Council Local Transport Plan.

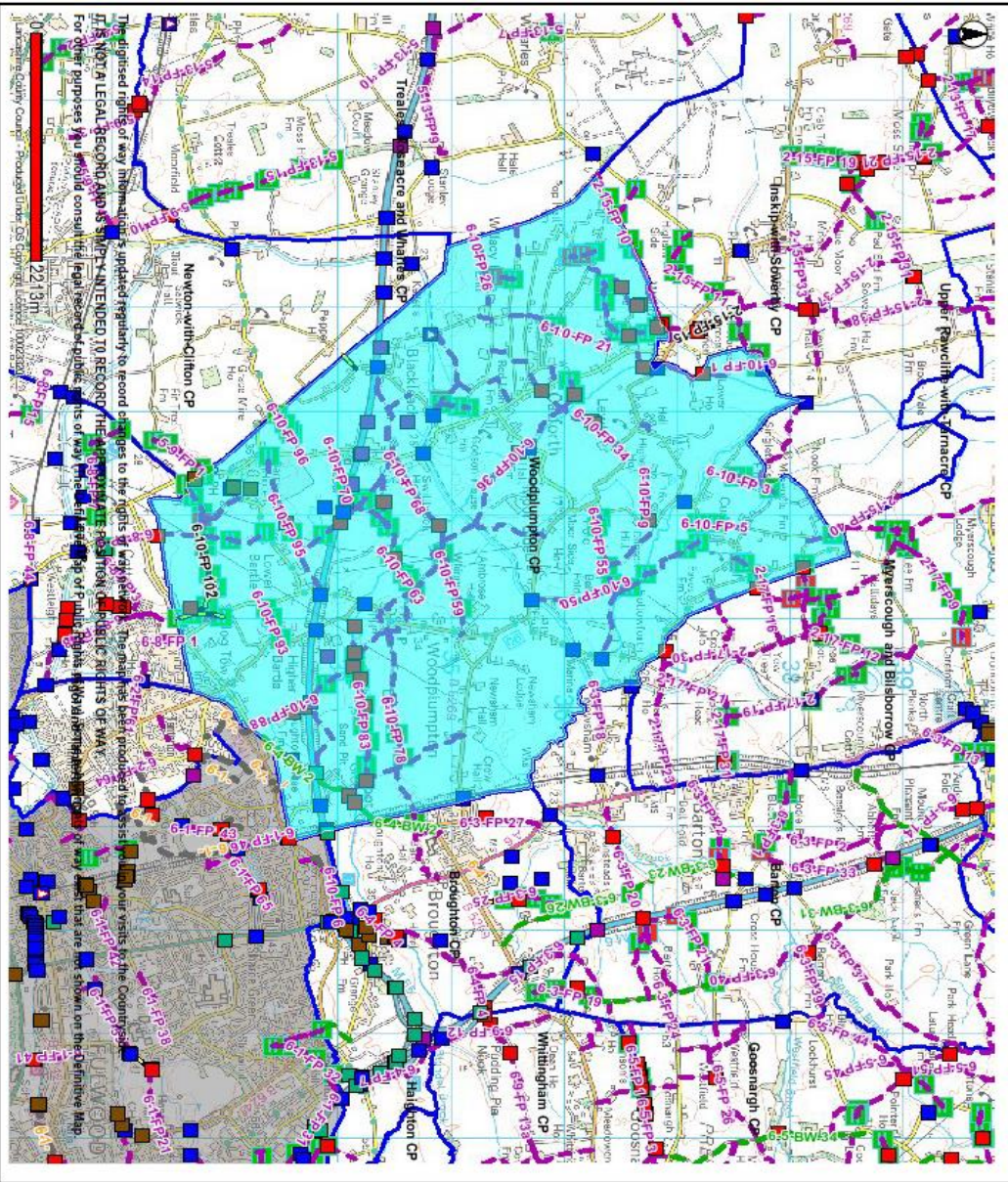
## **Interpretation**

Improvements could include:

- cycle parking,
- appropriate signage,
- crossing improvements,
- new or improved cycle paths,
- new or improved footpaths,
- natural surveillance from overlooking or from encouraging legitimate use,
- allowing cycles contraflows on one-way streets and giving exemptions from no-entries,
- strategically placed drop kerbs to enable access for wheelchairs, prams and cycles where appropriate,
- improving tree coverage to provide shade and respite from heavy rain but with high crowns so as to permit natural surveillance,
- 20mph legal and design speed limit,
- wider pavements,
- clearing pavements of parking and bins,
- segregated cycle paths - especially on through routes and
- new pedestrian/cycle links.

There are existing walking and cycle routes in the area including rights of way within the Parish and the Guild Wheel cycle route, which is a 21 mile cycle route which encircles Preston and passes through the southern part of Woodplumpton Parish.





Woodplumpton Public Rights of Way

Date: 19/02/2018

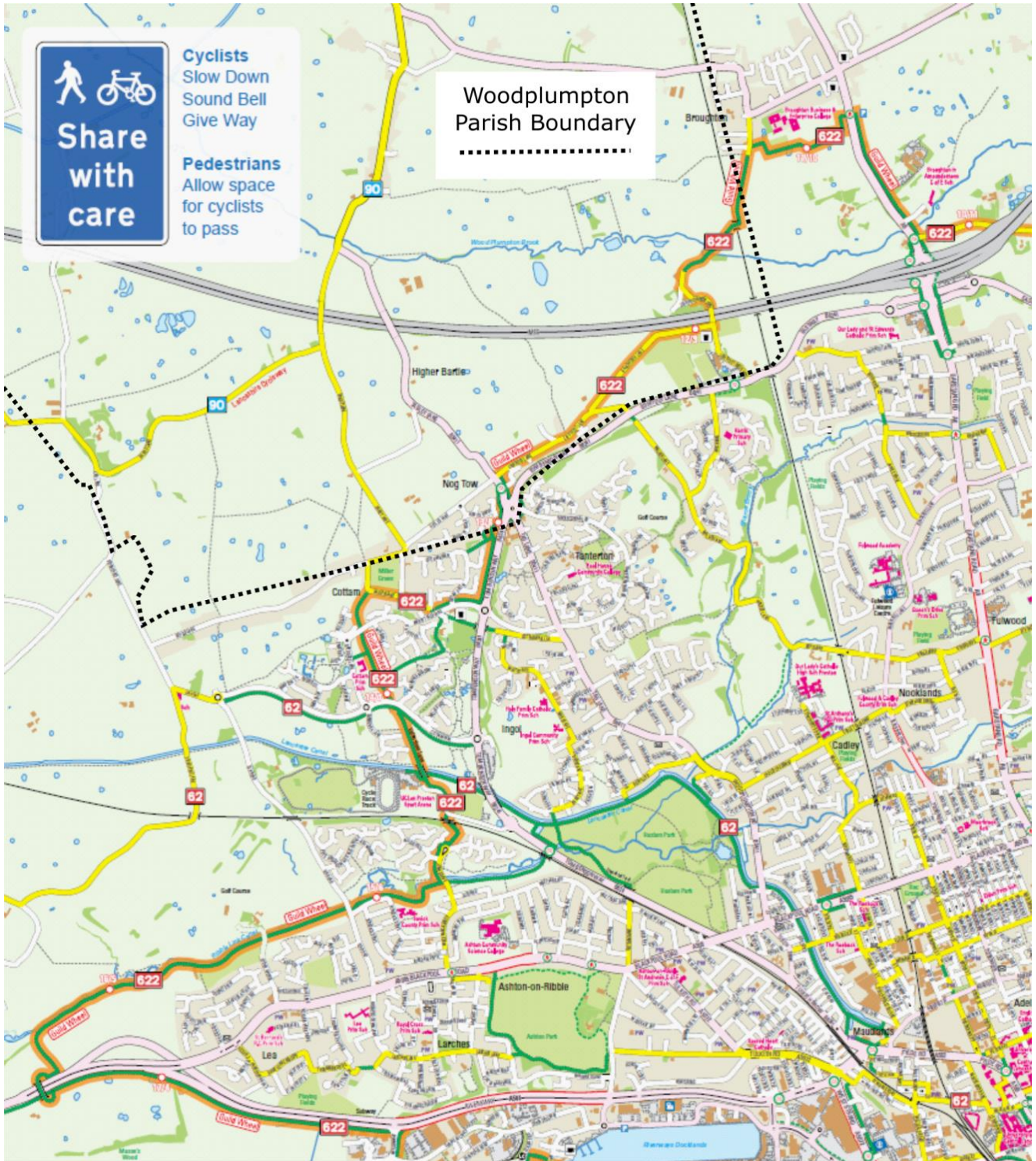
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The digitised rights of way information is updated regularly to record changes to the rights of way. The map has been produced for the County Council and is not a legal document. It is NOT A LEGAL RECORD AND IS SIMPLY INTENDED TO RECORD THE PRESENT POSITION OF PUBLIC RIGHTS OF WAY. For other purposes you should consult the legal records of public rights of way held by the County Council. The map shows the Public Rights of Way as they are shown on the definitive map.

- Selected Features
- Bridges And Structures
- Vehicular Bridge
- Non Vehicular Bridge
- Arched or Culvert
- Retaining Wall
- Other Structures
- Height/Weight Restriction
- Public Rights Of Way
- Footpath
- Brideway
- Byway Open To All Traffic
- Application for Public Path Order
- Restricted Byway
- Current Application for Definitive Map
- Closed Application for Definitive Map Modification Order
- Temporary Closures
- Other Public Rights Of Way
- PROW Furniture
- No Legal Limitation
- Legal Limitation
- Civil Parish
- Non Civil Parish Area

Rights of Way around Woodplumpton Parish

Guild Wheel Cycle Path (National Cycle Route 622)



See Design Code, Appendix 1 for further explanation especially Section 2.2 Movement

See also:

Preston City Council's Standing Design Advice Summary

Preston City Council's Design Guide Supplementary Planning Document

Design Council's Building for Life, especially Annex B, National Standard for Residential Schemes

### **Evidence**

Evidence of the elements of the character of the area, including footpaths and cycle paths, is provided by the Woodplumpton Character Assessment, Appendix 8.

## **Policy ENV 1 Nature Conservation And Biodiversity**

1. The conservation, management and enhancement of local features of interest for their biodiversity and geo-diversity will be supported and encouraged. These include:

a) Retention of hedgerow field boundary treatments and restoration, where these are fragmented, to improve their landscape condition and contribution while ensuring that they are not allowed to encroach on pavements and obscure traffic sight lines

b) Retention of existing trees around and within existing and future development and the encouragement of additional planting where appropriate

c) Promotion of the nature conservation and ecological value of Green Infrastructure, Existing Woodland and Wildlife Corridors as designated in the Preston Local Plan

d) Retention of historic field patterns wherever possible including any areas of new development

e) Management of woodland tracts to prevent deterioration

f) Incorporation of new woodland and tree cover within the wider landscape

j) Creation of Wildlife Corridors between existing sites of biodiversity

k) Support for other initiatives which assist in linking biodiversity sites such as land management

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

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 in accordance with PLP Policies ENV10 and ENV11 and advice from Natural England and PCC.

## **Intention**

Objective 2- Develop & enhance & the individual character of both villages

Objective 3- Develop & enhance existing and where appropriate, new open / green spaces

## **Justification**

Biodiversity is an important element of the character of the area and the conservation, management and enhancement of local features of interest for their bio-diversity and geo-diversity would protect and enhance an important aspect of the character of the area.

Paragraphs 170 and 175 of the National Planning Policy Framework (NPPF) recognise that the planning system should conserve and enhance the environment by minimising impacts on and providing net gains for biodiversity. If significant harm resulting from a development cannot be avoided, adequately mitigated, or as a last resort compensated for, planning permission should be refused.

The map on the next page shows Local Plan policy designations in the Woodplumpton Parish Neighbourhood Plan area.

## **Interpretation**

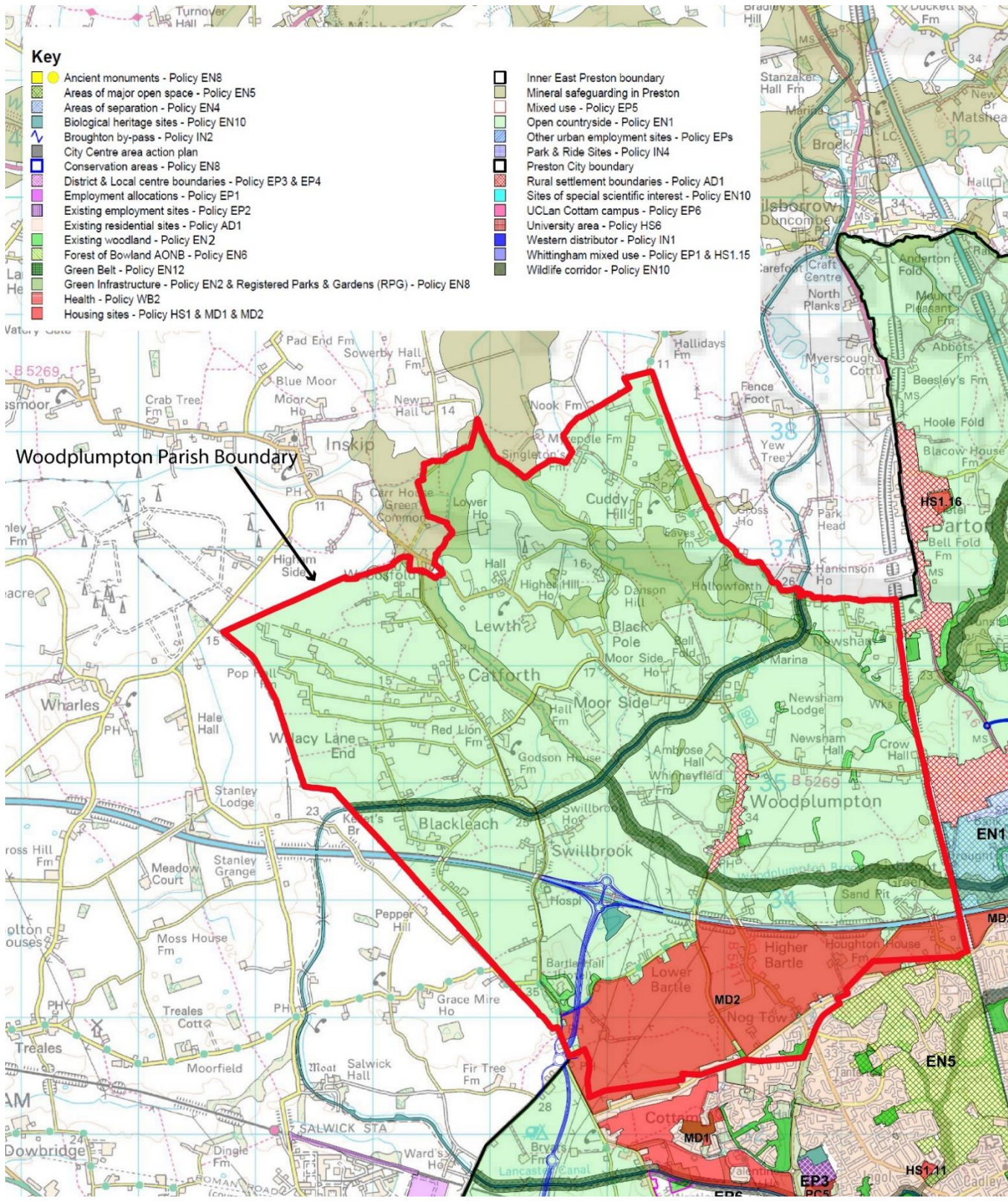
Local Plan Policies EN2, EN10 and EN11 for Green Infrastructure, Biodiversity and nature conservation and Species Protection provide further matters to be considered in the design of development proposals.

By November 2023, providing a minimum 10% biodiversity net gain (BNG) in new development will be a legal requirement due to provisions within the Environment Act 2021. Developers should have regard to the latest planning practice guidance on BNG in new development proposals.

Developers can establish the pre-development and post-development biodiversity value of their proposals using the DEFRA Biodiversity Metric. Where development proposals do not demonstrate a minimum 10% biodiversity net gain, developers should identify appropriate opportunities and enhancements to achieve it.

## **Evidence**

Preston Local Plan identifies Green Infrastructure, Wildlife Corridors and Existing Woodland



## **SECTION 4 DELIVERY**

Monitoring the Plan after it has been made is important to ensure that the Plan is achieving its Objectives.

The Parish Council is notified of all planning applications within the Parish by Preston Council and asked for their comments. The Parish can use an Application Table as a template to provide a framework for monitoring the effectiveness of the Plan in dealing with planning applications which can be filled in for each application which comes forward in the Parish. It will record the details of the application, the Parish's response using the Neighbourhood Plan Policies as prompts but also allowing for Local Plan policies to be referred to, the Parish's overall comments, the council decision and finally a review of the decision and the effectiveness of the Neighbourhood Plan Policies in each case.

On an annual basis a summary table will be put together that will form the basis of a report on the effectiveness of the Plan and can include recommendations for how the Plan can be monitored in the future and for potential future versions of the Neighbourhood Plan, this will be available on our website at [www.woodplumptonparish.org](http://www.woodplumptonparish.org).

Similarly a record will be kept of Section 106 funding and Community Infrastructure Levy (CIL) related to development in Woodplumpton Parish. A table will be used to record the amounts due from each proposal and how it is spent while keeping track of the balance. Certain projects for spending the Community Infrastructure Levy will be identified by the Parish Council separately to this Neighbourhood Plan.

Other non-planning actions may be identified by the Parish Council in the process of implementing this Plan including projects on which Community Infrastructure Levy can be spent, these will also be logged and monitored.

### **Review of the Neighbourhood Plan**

The WNDP has an end date of 2026 in line with the end date of the adopted Local Plan. There is no requirement for Neighbourhood Plans to be reviewed. However, there are some circumstances that may mean a review should be considered:

- Changes to national planning policy or guidance.
- A review of the Local Plan
- Monitoring of the plan reveals an issue with policy implementation.
- A change in the evidence base.
- A change in local circumstances.

WPC will monitor the changes in national policy, progress in preparing the emerging Central Lancashire Local Plan (which has an end date of 2038) and

associated planning documents and consider whether the WNDP continues to accord with them. We will also monitor the effectiveness of the plan's policies in the delivery of the NW Preston development area and the safeguarding of the rural character of the parish. If necessary, background documents will be updated.



APPENDIX 1

DESIGN CODE

CONTENTS

- 1 INTRODUCTION
- 1.1 PURPOSE OF DESIGN CODE
- 1.2 CHARACTER ASSESSMENT, DESIGN CODE AND  
NEIGHBOURHOOD PLAN
- 2 GENERAL CODING FOR WHOLE OF WOODPLUMPTON  
NEIGHBOURHOOD PLAN AREA
- 2.1 LAYOUT AND BUILDING DESIGN
- 2.2 MOVEMENT
- 2.3 BIODIVERSITY, LANDSCAPING AND GREENSPACE

## 1 INTRODUCTION

### 1.1 PURPOSE OF DESIGN CODE

The purpose of this design code is to provide detailed guidance for both the overall area and individual sites in Woodplumpton Parish to set out in detail how development can reflect the wants and needs of the local community. This includes setting out how the community expect to be engaged in the development of any proposals so as to continue the work of the code through to delivery. It has been used to develop planning policy in the emerging Neighbourhood Development Plan for Woodplumpton. It is then to be used to interpret relevant planning policy in the Neighbourhood Plan and the Preston Local Plan and South Lancashire Core Strategy.

### 1.2 CHARACTER ASSESSMENT, DESIGN CODE AND NEIGHBOURHOOD PLAN

The Woodplumpton Character Assessment was developed in conjunction with local people to identify, through description and analysis, those elements and aspects of design of the built and natural environment which contribute positively to the area's overall character and to the way the area works in terms of access, connection and uses. It then divides the overall area into character areas and identifies the elements that differentiate character from one area to another. It then draws conclusions and makes recommendations for how the character of the Parish could be protected and enhanced. The findings of the Character Assessment have been used to inform the policies in this Neighbourhood Plan and this Design Code.

## 2 GENERAL CODING FOR WHOLE OF WOODPLUMPTON NEIGHBOURHOOD PLAN AREA

### 2.1 LAYOUT AND BUILDING DESIGN

See also Movement and Legibility p33, Space and Enclosure p35, Adaptability and Resilience p 39 and Architecture and Townscape p 43 of Central Lancashire, Design Guide Supplementary Planning Document (SPD)

#### **Block Structure, Natural Surveillance and Active Frontage**

The arrangement of buildings, spaces around buildings, and the site layout in general should promote safety and security and avoid the risk of misuse, vandalism, and potential crime.

Buildings should create an active frontage by facing on to streets, squares or parks and other public spaces with doors and windows overlooking public areas with the main activity and any public entrances of commercial and community developments facing the road, thereby enabling natural surveillance so that there are fewer opportunities for crime and anti-social behaviour, avoiding inward-looking development and promoting socially active streets. Rear gardens of houses should not back onto roads, footpaths or public spaces and rear entrances should be gated. See also public-private interface.

In the largely rural part of the Parish houses may back onto fields as is the case with much current development. Development opportunities in rural areas are likely to be ad-hoc so Cul-de-sac may be the only way to make a site work but clusters of buildings are common in the rural area due to their farming origins and this should be seen as an alternative arrangement (see enclosure below).

A perimeter block structure is recommended for development in the suburban area as it would be in character with the surrounding area, make houses less vulnerable as they would back onto one another and enable active frontage. Cul-de-sac are discouraged here unless they are the only way to make a site work. Also houses developed on the edges of the built-up area (suburban fringe) will face outwards and enjoy views of and provide natural surveillance to the surrounding area.

Buildings and open spaces should have adequate usable outdoor amenity and service areas for users relevant to the purpose of the development.

Building layouts should promote energy saving by making sure buildings are screened from wind and where possible make the best use of heat from the sun by facing south or within 30 degrees of south.

**Enclosure**

The importance of good enclosure to the character of an area and the sense of place should not be underestimated and can be created by the orientation of buildings as well as the proper use of boundary treatments and trees.

New development should create a sense of enclosure appropriate to the character of the area through the arrangement of buildings, spaces, boundary treatments and landscaping.

**Public/Private Interface and Front Gardens and Defensible Space**

Public spaces and routes should be clearly defined with a clear distinction between private and public areas.

The public/private interface is very clear in the Parish.

Most houses have some defensible space in front of them in the form of front gardens which vary in size and boundary treatment with lower or in some cases no boundary treatments in some areas but in some parts around Catforth houses front straight onto back of pavement. Boundary treatments affect enclosure, see above.

New development should include a clear public/private interface where possible and reflect that in the area.

Buildings should be arranged so as to promote privacy within the site and with respect to neighbouring sites by avoiding overlooking and overshadowing while at the same time providing natural surveillance by overlooking public spaces with houses having at least one window of a habitable room looking out onto adjacent public areas.



Examples of boundary treatments and defensible space and how enclosure varies in the Parish.





## Parking

More traditional housing would not have had off street parking although in some cases where houses have sufficient land within their curtilage, off street parking has since been accommodated. Off street parking is common throughout Woodplumpton Parish and so is in keeping with the character of the area.

In many parts of UK, parking courts are not well used, and residents prefer to park on adjacent roads and the courts can be focusses of anti-social behaviour. Parking courts require circulation space which arguably could be better used for housing with parking either reduced, on street or directly in front of the flats or houses. They should be avoided unless absolutely necessary, for example, in some tight or unusually shaped sites they can be an effective way of enabling flats to have secure parking where other solutions don't appear possible.

Garages tend not to be used for the purposes of storing vehicles nowadays but rather for other purposes. Their inclusion would not be essential for meeting parking demands. Nor would they be essential from a character point of view as there are plenty of houses in the Parish that do not have garages.

## **Waste Storage, Delivery/Service Areas and Outdoor Storage including bike storage**

Woodplumpton doesn't appear to have a problem with bin storage or bike storage due to the fact that most of the housing has access to rear garden areas, where bins and bikes can be safely stored out of sight, via alleys to the sides of houses.

Adequate waste storage, service areas and outdoor storage must be carefully designed into any development so that it meets the needs of the users, is unobtrusive and is safe without creating dark recessed areas which could lead to crime and anti-social behaviour.

For example, bin storage and cycle storage can be located to the rear of housing with access to the rear of properties via alleys between houses or through "tunnelled access" where 3 or more houses form a block.

### **Tunnelled Access**

Rear delivery/service areas to commercial properties should have secure gates and additional security. To aid recycling, waste storage area should be large enough to store different types of waste separately.

## **Building typologies and accessibility to buildings**

Notwithstanding the need to meet housing need, the design of any new housing should usually reflect what is found in the immediate vicinity in terms of typology.

2-storey semi-detached and detached properties predominate in the suburban area of Cottam including the newly developing areas in North West Preston with occasional bungalows; and new housing in this area should reflect this.

In the rural areas there are also both traditional and more modern farm buildings with some converted into housing or other buildings such as garages. Other buildings in the Parish include Churches, Village Hall and the Rugby Club.

New flats should be dual aspect and accessible for all either through the provision of lifts or by ensuring that ground floor flats are reserved for those most in need and preferably 2 bed although local housing need may justify 1 bed. Lifetime homes standards can be applied to new housing based on assessed levels of need.

## **Height/Scale**

In the rural area purpose-built housing, as opposed to residential conversions of farm buildings, tends to be small, simple in design with gable ends. They can be detached, semi-detached or short terraces. Larger detached houses are likely to detract from the rural character of the area. They also require more land and so will have a greater detrimental effect in terms of loss of natural green space or working fields which are key to the rural feel of the area.

In the rural areas, smaller 2-3 bed semi-detached houses or small terraces 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.

The built-up area is characterised by predominantly 1 and 2 storey buildings which fits in with the open nature of the wider area and immediate surroundings and new development should reflect this.

### **Space Standards**

The following is taken from the Nationally Described Space Standards:

The standard requires that:

- a. the dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1 below
- b. a dwelling with two or more bed spaces has at least one double (or twin) bedroom
- c. in order to provide one bed space, a single bedroom has a floor area of at least 7.5 sq m and is at least 2.15m wide
- d. in order to provide two bed spaces, a double (or twin bedroom) has a floor area of at least 11.5 sq m
- e. one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide
- f. any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1 sq m within the Gross Internal Area)
- g. any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all
- h. a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements but should not reduce the effective width of the room below the

minimum widths set out above. The built-in area in excess of 0.72 sq m in a double bedroom and 0.36 sq m in a single bedroom counts towards the built-in storage requirement.

i. the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area

The internal face of a perimeter wall is the finished surface of the wall. For a detached house, the perimeter walls are the external walls that enclose the dwelling, and for other houses or apartments they are the external walls and party walls.



**Table 1 - Minimum gross internal floor areas and storage (m<sup>2</sup>)**

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

**Building lines and Roof Lines**

In the rural part of the Parish, due to the piecemeal nature of development, buildings, tend not to share either consistent building lines or roof lines with their neighbours and are often isolated with no immediate neighbours. There are some exceptions such as where there is a short strip of houses which can establish them.

Generally, a lack of a common building line or roof line suggests a more rural feel and it is common for volume-built housing in suburban areas to stagger buildings so that they avoid establishing such lines and thereby recreate this feel.

New development can make use of building lines and roof lines or, just as importantly, a lack of them, as elements of character that can make a particular development fit in with surrounding development or in the case of a new estates in North West Preston as a way of distinguishing one estate from another to aid legibility.

**Roofs and Gables**

Gable ended houses are more typical of both the rural and suburban areas and promote a rural character more so than hipped roofs. Gable fronts are less common in the Parish and are less characteristic of a rural setting.

## Rhythms

In some parts of the suburban area strong rhythms are created by the regular spacing of houses and elements such as windows and doors. In other parts of the suburban area, however, houses and their doors and windows are spaced less regularly and houses are not always oriented to the road in the same way. In the rural areas rhythms are even less frequently established with a few exceptions in Woodplumpton Village.

Strong rhythms can create a sense of unity in an area while a lack of strong rhythms is associated with more piecemeal development and therefore rural areas. New development could use rhythms or the lack of them to reflect the character of the surrounding area and in the newly developing areas in North West Preston, differences in rhythms can be used to distinguish between estates to aid legibility.

## Windows and Doors

There is not a great variety of windows or doors which are generally understated and this should be reflected in the design of windows and doors in order to protect the character of the area.



Exceptions to this might be buildings which are meant to be more prominent such as public buildings like schools or clubs or where a landmark building can make more of a feature of entrances and be justified in order to aid legibility.



Housing should be dual aspect i.e. with windows front and rear and this would reflect that found in the area. Doors and windows should generally be understated to reflect the character of the area.

### **Materials and detailing**

Most buildings found in Woodplumpton Parish are made of various shades of red and terracotta brick while some are finished in render. Others are built of stone such as St Anne's Church and its surrounding walls, Swillbrook House and some farm buildings.

Houses are generally simple with very few notable details other than those added by householders. Various colours of roof tiles are found.

In any new development brick colour/render and roofing materials should be used to reflect existing details. Detailing such as occasional use of patterned brick work can help define and distinguish various character areas or estates within the

suburban area to aid legibility but should be used sparingly so as not to detract from the character of the area.

Examples of different materials and details found in Woodplumpton:



## 2.2 MOVEMENT

See also Movement and Legibility p33 of Central Lancashire, Design Guide Supplementary Planning Document (SPD) and Department of Transport Policy Circular 01/2022 'The Strategic Road Network and the delivery of sustainable development' which contains requirements for the assessment of developments affecting the Strategic Road Network (SRN) that National Highways is consulted on.

### **Walking and Cycling**

Pavements can be designed to promote ease of movement through:

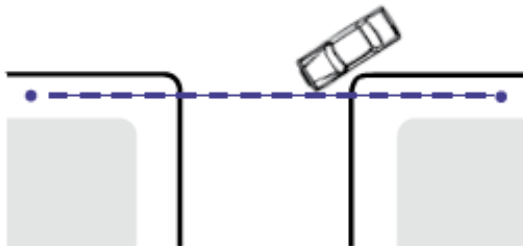
- proper consideration of cross-falls so that pavements are sufficiently level
- design and placement of crossings
- sufficient width to enable people to pass one another comfortably
- appropriate surfacing
- rationalisation of street furniture so as to reduce obstacles
- active building frontages along streets to make walking and cycling routes safer and more pleasant
- attractive landscaping
- tighter radii of corners (see below)
- respecting desire lines (see below)
- design of kerbs that considers mobility and visibility impaired people
- natural surveillance so that routes are safer
- traffic calming to make dealing with moving traffic easier and safer

See Manual for Streets, 6.3 Pedestrians for more on design for pedestrians.

Traffic calming can help make roads safer and in turn encourage walking and cycling. It can be achieved in a number of ways such as through horizontal deflection and tight radii on corners.

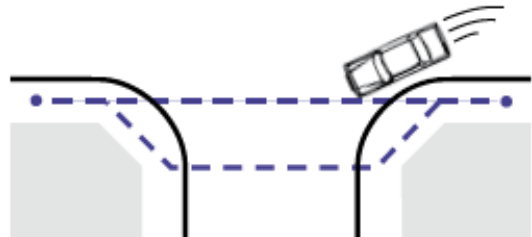
As shown in the diagram below, tighter radii on corners of junctions help pedestrians to follow their desire lines which promotes walking by making it easier, safer and more pleasant. Tighter radii can also slow down traffic turning into roads from speeds of around 20-30 mph to as low as 10-15 mph which is an important traffic calming measure which encourages walking and cycling by making them safer:

**Small radius (eg. 1 metre)**

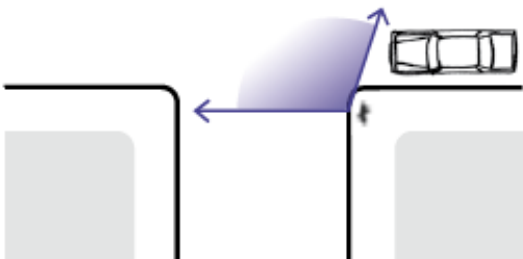


- Pedestrian desire line (---) is maintained.
- Vehicles turn slowly (10 mph – 15 mph).

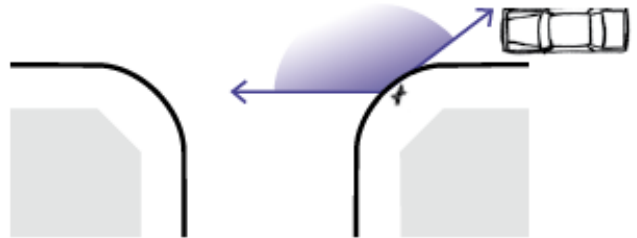
**Large radius (eg. 7 metres)**



- Pedestrian desire line deflected.
- Detour required to minimise crossing distance.
- Vehicles turn faster (20 mph – 30 mph).



- Pedestrian does not have to look further behind to check for turning vehicles.
- Pedestrian can easily establish priority because vehicles turn slowly.



- Pedestrian must look further behind to check for fast turning vehicles.
- Pedestrian cannot normally establish priority against fast turning vehicles.

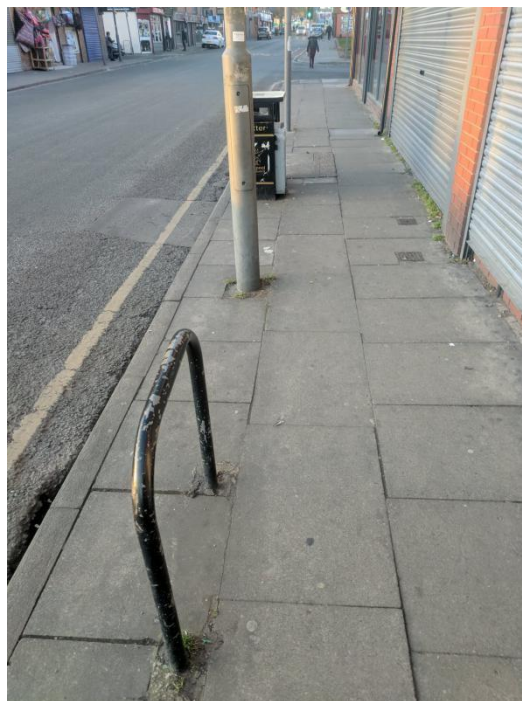
**Figure 6.3** The effects of corner radii on pedestrians.

“Natural surveillance”, where people are made safer in a public space by the presence of other people who can see what is happening, both enables and is enabled by a good circulation of people accessing areas for legitimate activity and this requires an improvement in connectivity in the area as a whole.

Improved cycling infrastructure can include dedicated cycle lanes and contraflows for cyclists on one-way streets. See Manual for Streets, 6.4 Cyclists for more on design to promote cycling.

A strategic approach to cycling and walking provision will ensure that interventions and policies work well together. A mini-Holland approach is one way in which this can be achieved whereby Dutch standards of walking and cycling provision are aimed at on an area-by-area basis which allows the specifics of an area to be focussed on including small scale interventions. This is not to understate the importance of larger scale interventions at the wider city and county level.

Cycle parking needs for short stay purposes such as visitors to shops and community buildings may be met through simple cycle loops such as a Sheffield Loop design on or near the street or other public area so that they can be easily seen. On pavements bike loops can be oriented along the street to the edge of the pavement so as not to impede pedestrians as shown below.



### **Legibility (or wayfinding)**

Legibility is the ability of an area to be understood by people so that they know where they are and can find their way around. It should be enhanced to encourage and enable movement. Clear visual clues as to where you are such as distinct areas, edges, nodes, landmarks and 'paths' (which includes roads, footpaths etc.) enable legibility. Views and gateways can also help.

There are no clear edges as the suburban fringe is currently shifting with the growth in North West Preston. It will eventually reach the motorway and that will create a

clearer edge although, even there, the landscaping along the motorway may prevent a hard edge.

There are a number of small landmarks in the area mainly due to their prominent positions and appearance rather than size and they are detailed in the Character Assessment. Views of them should be kept and new landmark buildings could be created in new developments especially the main and smaller centres planned in North West Preston but they do not need to be particularly large. Existing buildings can sometimes have their landmark potential enhanced through strategic use of lighting; views of landmarks can aid legibility.

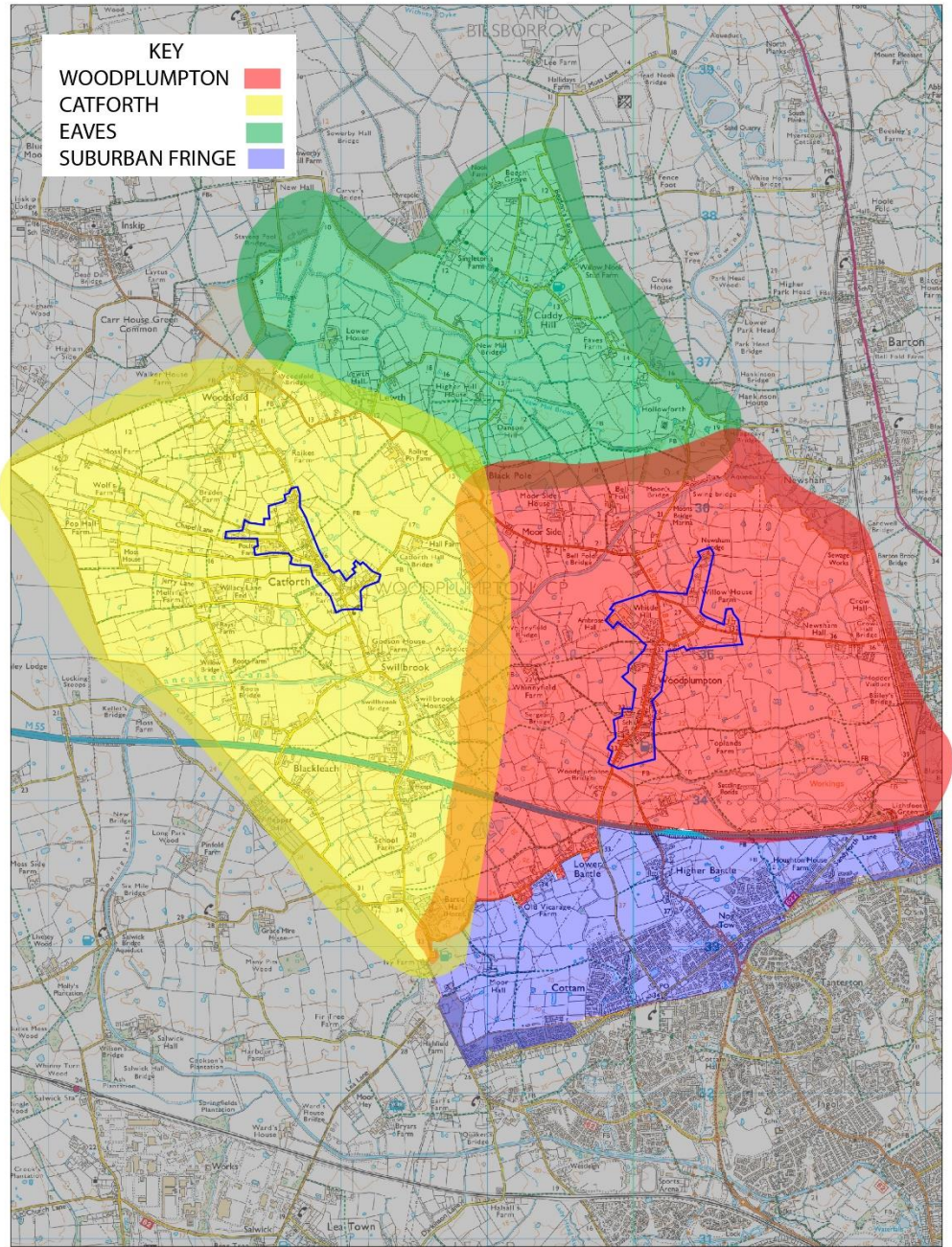
Nodes are areas where activity gathers around junctions and they aid legibility. There are opportunities for nodes to be created in the planned main and smaller centres in North West Preston to aid legibility.

The main distinction between parts of Woodplumpton Parish is between the rural areas and the suburbanised area but there are differences between parts of the rural areas and these are reflected in the character areas identified in the Character Assessment and within these character areas, there are settlements in the cases of Woodplumpton Village and Catforth Village. The Character Assessment explains the differences between the areas and can be used to guide development so that it enhances the distinctiveness between the areas thereby aiding legibility. Any major development should reflect the surrounding character area through use of materials such as colour of brick, detailing of houses, enclosure, density, building and roof lines and landmarks either new or existing. Ideally, you should know which part of Woodplumpton Parish you are in. For more detail on the elements that distinguish character areas, see Character Assessment.



CHARACTER AREAS

# WOODPLUMPTON CHARACTER AREAS



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Stevenage  
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UK

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In Woodplumpton Parish, there is a relatively clear movement hierarchy with the M55 the primary route, followed in the rural parts by 3 main country roads, Woodplumpton Road, Catforth Road and Newsham Hall Lane which act as secondary routes followed by smaller country roads and narrow lanes.

Around the suburban area Tom Benson Way and Lightfoot Lane are secondary routes. Smaller roads then come off Lightfoot Lane to access the housing in this suburban area.

There is also a network of footpaths and cycle paths including the canal tow-path which are smaller again but this should not lead to them being regarded as lower in the hierarchy as the promotion of walking and cycling is an important objective of the emerging Neighbourhood Plan. A clear hierarchy of paths can improve legibility and enable their usage.

New paths and roads should respect this hierarchy through the appropriate width and level of enclosure.

Closely related to paths are 'gateways' which can aid legibility and create a sense of arrival or welcome usually along a road or path and can help identify the start, end or other important transition point along a path such as an entrance into a different area.

### **Mix of uses**

By respecting the predominant uses in the area, development can protect and enhance the character of the Parish. Mixing uses within development can enable active frontage and legitimate use throughout the day e.g. flats above shops.

## **2.3 BIODIVERSITY, LANDSCAPING AND GREENSPACE**

See also Space and Enclosure p.35, Resources and Efficiency p.41 and Architecture and Townscape p.43 of Central Lancashire, Design Guide Supplementary Planning Document (SPD)

### **Landscaping and Green Space**

Most of the Parish is rural and the suburban part, Cottam, is very much a residential area in a rural setting. Green spaces are tidy, well maintained, and semi-formal with play facilities. Landscaping may be useful to ensure development does not adversely impact on the green character of the Parish whether in the rural area or in the built-up area and its setting.

The use of green space, landscaping, tree planting and/or front gardens could be used to reflect the greenery of existing estates and the green setting while potentially providing recreational opportunities as well as adding visual interest and biodiversity value. This could include use of Sustainable Urban Drainage systems which can double as water features and help drain fields.

The edges of the urban area have a green character through a combination of their setting and their being linked visually via green space and views to the adjacent green spaces and the relative openness and low density of the surroundings.

Some greenspaces may be required by Preston's policies and there is an opportunity to link any such space with the countryside beyond visually and perhaps physically as well, for example through paths and tree planting.

There may be an opportunity for any existing or new green or open space to have further uses other than informal play such as performance, education, sports facilities etc. depending on the needs and wishes of the community.

### **Nature Conservation**

Natural flora and fauna can be protected and encouraged by protecting and enhancing habitats including hedges, ditches, ponds, woodlands and wild and semi-wild areas. These elements should be seen as forming part of a connected system and opportunities to enhance it such as re-wilding should be taken such as might exist in green spaces or tree planting along streets.

APPENDIX 2      SCHEDULE OF EVIDENCE

Woodplumpton Parish Plan

<https://www.woodplumptonparish.org/parish-plan.php>

Central Lancashire Core Strategy Monitoring Report

<https://www.preston.gov.uk/yourservices/planning/planning-policy/monitoring/>

APPENDIX 3 LOCALISM ACT AND NEIGHBOURHOOD PLANNING

What is a Neighbourhood Plan?

Neighbourhood Development Plans were introduced in the 2011 Localism Act.

The National Planning Policy Framework (February 2019) states:

29. Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct, and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies<sup>16</sup>.

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

37. Neighbourhood plans must meet certain 'basic conditions' and other legal requirements<sup>21</sup> before they can come into force. These are tested through an independent examination before the neighbourhood plan may proceed to referendum.

65. Strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations<sup>30</sup>. Once the strategic policies have been adopted, these figures should not need re-testing at the neighbourhood plan examination, unless there has been a significant change in circumstances that affects the requirement.

66. Where it is not possible to provide a requirement figure for a neighbourhood area, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body. This figure should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority.

## Appendix 3 Localism Act and Neighbourhood Planning

125. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities, so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.

## APPENDIX 4 HOW WOODPLUMPTON PARISH COUNCIL PREPARED THEIR PLAN

### Plan Preparation

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

In order to prepare the Plan, the Parish first had to establish the Area and make arrangements for decision making and undertaking the work. Woodplumpton Parish Council has been fortunate enough to be able to draw on local expertise in a variety of specialist areas in the form of volunteers. It also decided that it would need independent specialist help at certain points in the Plan-making process. To this end it established a budget including grant made available by the Government specifically for the purpose of producing Neighbourhood Plans.

### Strategic Environmental Assessment/Habitats Directives

Once Woodplumpton Parish had a draft plan they requested Preston Council to undertake a screening for Strategic Environmental Assessment and Habitats Directives Assessment screenings. The result of the screenings was that the Plan did not need a Strategic Environmental Assessment or a Habitats Regulations Assessment.

### Community Engagement

In order to ensure that the Plan was in line with the wishes of the people of Woodplumpton Parish, the Council has based the objectives on the findings of the extensive community engagement that was undertaken to produce the Woodplumpton Parish Plan.

Before the Plan could be submitted to Preston City Council, the Parish were required to undertake a statutory 6-week consultation on the “pre-submission consultation draft Plan” known as Regulation 14 engagement.

The Regulation 14 engagement ran from 14<sup>th</sup> September 2020 for a period of 6

## Appendix 4 How Woodplumpton Parish Council Prepared their Plan

weeks – ending on the 23<sup>rd</sup> October 2020

This involved sending a letter to all houses in the Parish notifying them of the Consultation exercise.

It outlined the process of putting the plan together including previous consultation work and how the Plan had been developed in the light of previous comments.

It explained how to respond given the restrictions in place with respect to Covid.

Due to Covid 19, it was not possible to hold a public launch event so residents were encouraged to view the Pre-submission Version on the website [www.woodplumptonparish.org.uk](http://www.woodplumptonparish.org.uk) and email any comments to the Clerk.

As it was appreciated that not all residents would have access to the internet, arrangements were made so that interested parties could view a hard copy by contacting any of the Parish Councillors or the Parish Clerk.

In addition to residents, the following organisations were notified of the Consultation

Preston City Council  
Lancashire County Council

National Highways

Canal and River Trust  
North West Waterways  
Environment Agency  
Natural England  
CPRE  
English Heritage

United Utilities

Homes & Communities Agency  
Local Housing Developers – via their site / sales offices

Comments received from the engagement were used to make amendments to the plan. These are summarised in the Consultation Statement.

Local Authority Engagement



## Appendix 4 How Woodplumpton Parish Council Prepared their Plan

It has been critical to engage with the Local Authority, Preston Council, throughout the process as once the Plan has passed the Referendum it will form part of Preston Council's Local Plan and any Planning Applications made for development in Woodplumpton Parish from that point on will then be judged against the Neighbourhood Plan as well as the Local Plan.

In addition, Preston Council has been able to help in a variety of ways in accordance with the Duty to Support in the Localism Act.

### Area Designation

One of the first actions in the production of the Plan is to define the Plan Area and have it officially designated by Preston Council.

Woodplumpton Parish Council were interested in issues that could affect large parts of the Parish Council area and as such it decided to have the whole of its area designated as the Neighbourhood Plan Area.

The Area was submitted to Preston Council for Designation in 2017 and after a 6 week statutory consultation period run by Preston Council, the area was designated on 8 September 2017.

### Policy Development

Woodplumpton Parish Council developed policies by looking at each of the identified objectives in turn and looked at the extent to which additional Planning Policies, Allocations or Guidance (over and above those already in Preston's Local Plan), could help achieve them. It also considered to what extent perhaps non-planning actions may help. It then drafted policies accordingly, working with Preston Council's planning officers to ensure that the wording would be as effective as possible.

APPENDIX 5 BIBLIOGRAPHY/REFERENCES

Central Lancashire Cores Strategy

<https://www.preston.gov.uk/yourservices/planning/planning-policy/central-lancashire-core-strategy/>

Central Lancashire Affordable Housing Supplementary Planning Document

<https://www.preston.gov.uk/yourservices/planning/planning-policy/supplementary-planning-documents/>

Preston City Council Design Supplementary Planning Document

<https://www.preston.gov.uk/yourservices/planning/planning-policy/supplementary-planning-documents/>

Preston City Council Local Plan 2012 - 2026

<https://www.preston.gov.uk/yourservices/planning/planning-policy/preston-local-plan/preston-local-plan/>

Manual For Streets, published for Department for Transport, Thomas Telford Publishing, 2007

<https://www.gov.uk/government/publications/manual-for-streets>

Hampshire Countryside Service Design Standards (2013): Path Surfacing

<http://documents.hants.gov.uk/countryside/designstandards-pathsurfacing.pdf>

Preston City Council's Standing Design Advice Summary

<https://www.preston.gov.uk/GetAsset.aspx?id=fAAyADQAOQAwADUAFAB8AFQAcgB1AGUAFAB8ADAAfAA1>

Preston City Council's Design Guide Supplementary Planning Document

Design Council's Building for Life

<https://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition>

Building For Life: Annex B, National Standard for Residential Schemes

<https://www.preston.gov.uk/GetAsset.aspx?id=fAAyADQAOQAwADYAfAB8AFQAcgB1AGUAFAB8ADAAfAA1>

## APPENDIX 6 GLOSSARY OF TERMS

**Active Frontage** Where the frontage of a building or buildings onto the street includes windows and doors and other features such as detailing, cashpoints, post boxes, planters which activate it and create interest and interaction between the street and the building.

**Affordable Housing** Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

**Amenity** A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.

**Assets of Community Value** As defined in the Assets of Community Value (England) Regulations 2012.

**Development Plan** This includes adopted Local Plans and Neighbourhood Plans and is defined in Section 38 of the Planning and Compulsory Purchase Act 2004.

**Green Belt** A planning policy whose fundamental aim is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

**Holiday Accommodation** - The term includes, but is not restricted to, any house, flat, chalet, villa, beach hut, tent, caravan, yurt, shepherds hut, glamping pod or houseboat, which is let out to holiday makers, who may live or stay in the property for leisure purposes. The property is not normally a principal “home”.

The term does not include ‘second homes or holiday homes’ which is a generic term for a property owned by an individual in addition to their principal private residence.

**Holiday Home** – a property owned by an individual in addition to their principal private residence for the purpose of the holidays for the owners. See also **Second Home**

**Listed Building** A building of special architectural or historic interest. Listed buildings are graded I, II\* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building and includes any buildings or permanent structures within its curtilage which have formed part of the land since before 1 July 1948. Historic England is responsible for designating buildings for listing in England.

**Local Plan** The plan for the future development of Preston, drawn up by Preston Council in consultation with the community. In law this is described as the Development Plan. Documents adopted under the Planning and Compulsory Purchase Act 2004, current core strategies or other planning policies, which under the regulations would be considered to be Development Plan Documents, form part of the Local Plan. Once adopted, the Local Plan covers the development period 2017 to 2030.

**Local Planning Authority (LPA)** The Local Authority or Council that is empowered by law to exercise planning functions. In the case of this Neighbourhood Plan the LPA is Preston City Council.

**Local Plan Strategy** This sets out the overall vision and planning strategy for development in Preston and contains planning policies to ensure that new development addresses the economic, environmental and social needs of the area. It also identifies strategic sites and strategic locations that will accommodate most of the new development needed.

**Neighbourhood Plan** The Woodplumpton Parish Neighbourhood Plan.

**NPPF** The National Planning Policy Framework

**NPPG** The National Planning Practice Guidance

**Open Countryside** All space of public value, including public landscaped areas, playing fields, parks and play areas, and areas of water such as rivers, canals, lakes and reservoirs, which may offer opportunities for sport and recreation or act as a visual amenity and a haven for wildlife.

**Parish Council** Woodplumpton Parish Council.

**Pre-Submission** The Pre-Submission version of the Woodplumpton Parish Neighbourhood Plan (the Plan).

**Regulation 14** of The Neighbourhood Planning (General) Regulations 2012, directs that the Pre-Submission of the Neighbourhood Plan is used to publicise and consult with people who live, work or carry on business in the Neighbourhood Area.

**Previously Developed Land** Land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent

structure or fixed surface structure have blended into the landscape in the process of time.

**Rural exception sites** Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection.

**Second Home** - a property owned by an individual in addition to their principal private residence – see also **Holiday Home**

**Self-Build** Housing built by individuals or groups of individuals for their own use, either by building the homes themselves or working with builders.

**Wildlife Corridor** Strip of land, for example along a hedgerow, conserved and managed for wildlife, usually linking more extensive wildlife habitat.

Appendix 7: Relevant Local Plan Strategic Policies, Site Allocations,  
Development Management Policies and Supplementary Planning Documents

APPENDIX 7: RELEVANT LOCAL PLAN STRATEGIC POLICIES, SITE ALLOCATIONS, DEVELOPMENT MANAGEMENT POLICIES AND SUPPLEMENTARY PLANNING DOCUMENTS

<b>Relevant Strategic Policies from the Central Lancashire Core Strategy Local Development Framework, Adopted July 2012</b>
<b>Policy 1: Locating Growth</b>
<b>Policy 2: Infrastructure</b>
<b>Policy 3: Travel</b>
<b>Policy 4: Housing Delivery</b>
<b>Policy 4: Housing Delivery</b>
<b>Policy 6: Housing Quality</b>
<b>Policy 7: Affordable and Special Needs Housing</b>
<b>Policy 13: Rural Economy</b>
<b>Policy 14: Education</b>
<b>Policy 16: Heritage Assets</b>
<b>Policy 17: Design of New Buildings</b>
<b>Policy 18: Green Infrastructure</b>
<b>Policy 21: Landscape Character Areas</b>
<b>Policy 22: Biodiversity and Geodiversity</b>
<b>Policy 23: Health</b>
<b>Policy 24: Sport and Recreation</b>
<b>Policy 25: Community Facilities</b>
<b>Policy 26: Crime and Community Safety</b>
<b>Policy 27: Sustainable Resources and New Developments</b>
<b>Policy 29: Water Management</b>
<b>Policy 31: Agricultural Land</b>
<b>Relevant Policies from the Preston LOCAL Plan 2012-26 Site Allocations &amp; Development Management Policies Adopted 2 July 2015</b>
<b>Policy MD2 – North West Preston</b>
<b>Policy AD1 (a) – Development within (or in close proximity to) the Existing Residential Area</b>
<b>Policy AD1 (b) – Small scale development within Existing Villages (including the development of brownfield sites)</b>
<b>Policy HS1 – Allocation of Housing Sites</b>
<b>Policy HS3 – Green Infrastructure in New Housing</b>
<b>Policy ST2 – General Transport Considerations</b>
<b>Policy EN1 – Development in the Open Countryside</b>
<b>Policy EN2 – Protection and enhancement of Green Infrastructure</b>
<b>Policy EN3 – Future Provision of Green Infrastructure</b>
<b>Policy EN10 – Biodiversity and Nature Conservation</b>
<b>Policy EN11 – Species Protection</b>
<b>Policy WB1 – Protection of Community Facilities</b>

Appendix 7: Relevant Local Plan Strategic Policies, Site Allocations,  
Development Management Policies and Supplementary Planning Documents

SUPPLEMENTARY PLANNING DOCUMENTS

Central Lancashire Biodiversity and Nature Conservation, Supplementary Planning Document, July 2015

<https://www.preston.gov.uk/media/428/Biodiversity-and-Nature-Conservation-SPD/pdf/Biodiversity-and-Nature-Conservation-SPDpdf.pdf?m=636922232599130000>

North West Preston Masterplan

Supplementary Planning Document (SPD) Adopted March 2017

<https://www.preston.gov.uk/article/1130/Supporting-and-Supplementary-Planning-Documents>

Central Lancashire Affordable Housing

Supplementary Planning Document (SPD) Final Version October 2012

[https://www.preston.gov.uk/media/408/Central-Lancashire-Affordable-Housing-SPD/pdf/CCPED020-Central-Lancashire-Affordable-Housing-SPD\\_2.pdf?m=636922155848230000](https://www.preston.gov.uk/media/408/Central-Lancashire-Affordable-Housing-SPD/pdf/CCPED020-Central-Lancashire-Affordable-Housing-SPD_2.pdf?m=636922155848230000)

Central Lancashire Design Guide

Supplementary Planning Document (SPD) Final Version October 2012

<https://www.preston.gov.uk/media/430/Design-Guide-SPD/pdf/CCPED022-Central-Lancashire-Design-Guide-SPD-Oct-2012.pdf?m=636922235018170000>



