

## Draft Vision

**Caton-with-Littledale Parish will maintain its character as four distinct sustainable and historic communities within the rural setting of the Forest of Bowland Area of Outstanding Natural Beauty (AONB). It will develop to meet its residents' needs in harmony with and proportionately to its status in the AONB, ensuring a balanced housing structure for all ages of the community whilst enhancing appropriate local business, landscape, leisure, educational, health and transport facilities so that residents and visitors continue to enjoy this special area into a prosperous future.**

## NDP Draft Aim and Objectives

### **Overall Aim:**

To maintain the historic nature and landscape of Caton-with-Littledale Parish and promote proportionate, sustainable development commensurate with being part of the Forest of Bowland AONB up to 2031 in order to enhance the lifestyle of our residents and visitors. This will be achieved through the following eight objectives:

### **Objective 1: To conserve and enhance the outstanding landscape and natural environment of Caton-with -Littledale Parish.**

The landscape and natural environment are the critical setting for the Parish, its history, parishioners' well-being and tourism. It includes the villages as well as rural areas, justifying AONB status which must be maintained. New development should be in harmony with and preserve the landscapes, views and biodiversity of the AONB and adjacent Crook 'O Lune areas. Specifically, the 7 Landscape Character Types identified in the Parish (Section 6.1.2) alongside SSSI and Biological Heritage Sites will be protected, encouraging sustainable farming developments that will help maintain and enhance this environment and its biodiversity long term. All Objectives are subject to AONB status.

### **Objective 2: To protect and enhance the historic environment and settlement character of the Parish.**

Developments must achieve a high standard of bespoke design in context with the AONB status of the Parish, maintaining or enhancing its character. Building designs should reflect vernacular traditions and styles of the Parish. This includes the rural environment, views and sky-line as well as village areas. Key environmental assets (including green spaces, wildlife corridors and natural landscapes) should be maintained or enhanced.

### **Objective 3: To provide new - especially affordable - homes of appropriate types, sizes and tenures to meet local needs.**

New housing development should respond positively to the local housing needs of Caton-with-Littledale Parish residents, in keeping with and proportionate to its situation in the AONB. In order to maintain a sustainable community, it is essential that new housing is provided in a suitable range of tenures, types and sizes for local people of all ages so that they can continue to live in the area in a suitable home. This includes the sensitive conversion of existing farm buildings to residential properties, particularly where this provides accommodation for agricultural workers and/or improves the viability and security of the farm.

**Objective 4: To encourage high quality design and sustainability of new development.**

All new development should be proportionate, sustainable, support local biodiversity objectives and be designed as sensitively as possible taking account of the distinctive character of existing buildings within The Parish villages and the surrounding rural area commensurate with AONB status.

**Objective 5: To support a sustainable local economy**

Appropriate new business development in the Parish will be encouraged to help ensure Caton-with-Littledale continues to prosper and meets the needs of the local community. Plans should be in keeping with the character of the area inside an AONB, support existing strengths of the Parish to enhance the rural economy and improve tourism facilities.

**Objective 6: To protect and improve local community facilities and services, including recreation**

Caton-with-Littledale's existing local facilities will be protected and investment to enhance these or provide new facilities will be encouraged, bearing in mind any existing provision in the wider area. Recreational facilities are included in this.

**Objective 7: To improve local infrastructure**

New development will increase pressures on existing infrastructure, but also offers opportunities for investment to ensure that it is successfully integrated within the Parish and community. Thus, developments should demonstrate that the most appropriate site is used and that all appropriate infrastructure (including transport, telecommunications, broadband etc) and village facilities meet the needs or are enhanced to meet the needs of the development as well as the Parish.

**Objective 8: To manage flood risk and water quality.**

All developments should employ strict measures to reduce flood risk for the future, both from surface run off and from river flow. New development in the flood plain should be avoided. Furthermore water quality needs to be protected or enhanced as part of development.

**Q1 Do you agree with the Vision for the Parish Yes / No**

**Q2 Do you agree with the Objectives for the Neighbourhood Development Plan. Yes/No**

**Q3 Please provide any comments suggesting how they could be improved.**

## **Policy Option 1**

### **Protecting Local Green/Open Space**

*Open spaces, green gaps and corridors, which make an important contribution to the landscape or rural character of the parish, or have recreational benefit could be designated as Local Green/Open Space and a policy prepared to protect and enhance these sites.*

**Possible sites include:**

- the green gap between Caton and Brookhouse
- Station Field sports ground
- Fell View Children's playground and field
- School grounds and playing fields
- Parish woodlands
- Millennium Way
- other areas of open green space identified through consultation

## **Policy Option 2**

### **Conserving and Enhancing the Outstanding Landscape and Natural Environment**

*A policy could be prepared to protect, conserve and enhance local landscape character, natural beauty and the natural environment and promote provision of green infrastructure, by:*

- requiring new development to conserve and enhance the open, rural character of the landscape and the special qualities of the AONB
- protecting the surrounding countryside from encroachment by any major or significant development into it
- protecting significant views and landscape features
- avoiding developments in the open countryside and encouraging any limited rural development to adjoin existing settlements and farmsteads
- requiring any new buildings to be located/sited sensitively
- protecting existing and encouraging new traditional boundaries such as hedgerows and drystone walls
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- encouraging measures to support and enhance biodiversity such as restoring or creating habitats and incorporating measures to support urban wildlife such as bat and bird boxes, swift bricks and green roofs, wherever possible
- improving connectivity of key habitats such as hedges and woodlands by providing linkages, corridors and “stepping stones” of habitat
- ensuring mature trees are retained and new trees are planted using native species as part of landscaping schemes
- minimising light spillage and avoiding intrusive lighting
- ensuring existing green infrastructure assets are protected and enhanced
- preserving the skyline

### **Consultation Questions – Policy Options 1 and 2**

1. Do you agree with this approach for protecting the landscape and natural environment?

Strongly agree    Agree                      Neutral            Disagree            Strongly disagree

2. Should anything be added or changed?

3. What open green spaces, public or private, should be protected?

4. Do you have any other comments about protecting the landscape and natural environment?

### Policy Option 3

#### Protecting the Historic Environment including Brookhouse Conservation Area and its Setting

*A planning policy could be prepared to protect the historic environment, in particular the special qualities of Brookhouse Conservation Area, by:*

- ensuring all development protects, conserves and, where possible, enhances, both designated and non-designated heritage assets and historic landscape character
- conserving traditional farm buildings and barns in the wider countryside
- promoting high quality bespoke design in new development/alterations which responds positively to the local character and context
- encouraging any development to reflect the scale, mass, height and form of existing locally characteristic buildings, and incorporate design details and materials to be harmonious with local character
- providing detailed guidance on any further requirements for development proposals in Brookhouse Conservation Area or its setting

#### Consultation Questions – Policy Option 3

5. Do you agree with this approach for protecting the historic environment?

Strongly agree      Agree      Neutral      Disagree      Strongly disagree

6. Should anything be added or changed?

7. Do you have any other comments about protecting the historic environment?

## Policy Option 4

### Providing new homes of appropriate types, sizes and tenures to meet local needs

*A policy or series of policies need to be prepared to set out an appropriate approach to providing new homes in the parish in a way that is in keeping with Caton-with-Littledale's location, setting and historic character, which would:*

- *explain the overall approach*
- *include requirements for scale and siting to ensure landscape impacts are minimised*
- *prioritise infill sites and brownfield land*
- *encourage organisations such as housing associations, community land trusts or sheltered housing providers, which could provide housing types to meet specific local needs*
- *encourage sensitive conversions*

The policy would need to include criteria for new housing in terms of house sizes, numbers of bedrooms, tenure etc. such as:

- New housing schemes will be supported where they include an appropriate mix of house types, sizes and tenures. Developments should comprise at least x% smaller, one and two bedroom properties, x% three bedroom properties and x% four bedroom properties.
- Schemes are strongly encouraged to include a suitable proportion of housing designed to meet the needs of older people and properties for first time buyers.
- Schemes will be required to provide a suitable proportion of affordable housing

### Consultation Questions – Policy Option 4

8. Do you agree with this approach for providing new homes?

Strongly agree

Agree

Neutral

Disagree

Strongly disagree

*Please turn over*

**9. Should anything be added or changed?**

**10. What sorts of homes are needed in Caton-with-Littledale (types, sizes, tenures, affordable, open market)?**

**11. Do you have any other comments about providing new homes?**

## Policy Option 5

### Encouraging High Quality Design and Sustainability

*A planning policy could be prepared to encourage high quality and sustainable design in any new development, by:*

- requiring new development to be of a scale, mass and built form which responds to the characteristics of the site and its surroundings, ensuring that building(s) height, scale, massing and form (including roofline), do not disrupt the visual amenities of the street scene or impact on any significant wider landscape views
- encouraging new development to be of bespoke design and contribute positively to the locally distinctive character of the area, avoiding generic design schemes
- providing guidance on extensions indicating they should be small in scale and subordinate to the original building
- encouraging the use of materials and colours which complement the surrounding environment, especially local stone
- encouraging sustainable, energy efficient designs and use of reclaimed materials from sustainable sources
- minimising noise or odour and issues
- minimising external lighting and light spillage to preserve dark skies
- requiring any redevelopment, alteration or extension of historic buildings, farmsteads and agricultural buildings to be sensitive to their distinctive character, materials and form
- encouraging traditional boundaries, appropriate gateways and native planting schemes
- preserving roof-scapes and skylines

### Consultation Questions – Policy Option 5

12. Do you agree with this approach for encouraging high quality design and sustainability?

Strongly agree

Agree

Neutral

Disagree

Strongly disagree

*Please turn over*

**13. Should anything be added or changed?**

**14. Do you have any other comments about encouraging high quality design and sustainability?**

## Policy Option 6

### Supporting Sustainable Local Economic Growth and Rural Diversification

*A policy could be prepared to support sustainable appropriate local economic development, which is in keeping with Caton-with-Littledale's location, setting and historic character, by:*

- supporting retention / enhancement of existing services and businesses
- encouraging development of small-scale business activities where:
  - development is appropriate to the village and AONB landscape setting in terms of scale, location, design and materials
  - proposals demonstrate consideration of impact on infrastructure and incorporate mitigation measures to minimise any adverse impacts
  - adequate car parking is provided for employees and visitors
  - proposals are for small-scale business / start up units and facilities which support local services and the visitor economy linked to the enjoyment of the countryside
- supporting redevelopment or re-use of existing or former agricultural buildings, workshops or previously-used sites in the countryside especially where it contributes to the security and or viability of the farm
- encouraging retention and growth of farming, forestry and countryside businesses that contribute to the positive management of the landscape
- business signage is of appropriate design and scale, in keeping with the AONB landscape and village setting

Within existing shopping/business areas, development for uses including retail, leisure, office, commercial, cultural and tourism could be supported subject to the following criteria:

- retail development is located in one of the existing shopping areas
- new shop frontages are of high quality design and enhance local distinctiveness by ensuring that corporate branding is subordinate to the site and local surroundings
- distinctive and detailed features of buildings are retained and enhanced
- secure areas for rubbish (wheelie bins) and bicycles are included

Within the existing shopping / business areas, proposals which lead to the permanent loss of commercial units would only be supported where robust evidence demonstrates that their continued commercial use is no longer viable, or that an alternative use would positively enhance the viability and vitality of the village centre.

## **Consultation Questions – Policy Option 6**

**15. Do you agree with this approach for supporting sustainable local economic growth and rural diversification?**

**Strongly agree**

**Agree**

**Neutral**

**Disagree**

**Strongly disagree**

**16. Should anything be added or changed?**

**17. Do you have any other comments about supporting sustainable local economic growth and rural diversification?**

## Policy Option 7

### Supporting Sustainable Tourism

*A policy could be prepared to support and encourage the development of Caton-with-Littledale as a sustainable tourist destination, by supporting:*

- businesses related to sustainable tourism
- enhancement and expansion of existing tourist related facilities, where they do not have an adverse impact on residential amenity or the natural or historic environment
- sensitive re-use, enhancement and interpretation of heritage assets
- appropriate new visitor accommodation
- new foot and cycle and bridleway routes
- small-scale caravan and camping that does not have adverse impacts on the AONB landscape, natural beauty, key views or the village setting and ensures proper control and high standards of drainage

### Consultation Questions – Policy Option 7

18. Do you agree with this approach for supporting sustainable tourism?

Strongly agree      Agree      Neutral      Disagree      Strongly disagree

19. Should anything be added or changed?

20. Do you have any other comments about supporting sustainable tourism?

## Policy Option 8

### Protecting Existing and Supporting New Community and Recreational Services and Facilities

*A policy could be prepared to protect existing community and recreational facilities and support investment in new facilities.*

*It could include designating and mapping public sport and recreational spaces, both formal and informal, for protection and identification of key services and facilities to be protected.*

The policy would need to link clearly with policy option 1, but could include specific protection for the following:

- Station Field sports ground
- Fell View Children's playground and field
- School grounds and playing fields
- Bowling green
- Tennis Courts
- Memorial gardens
- Millennium Way
- Places of worship
- Victoria Institute
- Scout Hut
- Church Halls
- Other areas of public open space

The policy could also include support and encouragement for new or improved recreational, community and educational facilities such as extensions to footpaths and cycleways, allotments, and play areas and facilities for young people.

The policy could also include a presumption in favour of the re-use of services and facilities for recreational, health or community uses and a policy to ensure that change of use of existing facilities to other uses will not be permitted unless the following can be demonstrated:

1. The proposal includes alternative provision, on a site within the locality, of equivalent or enhanced facilities. Such sites should be accessible by public transport, walking and cycling and have adequate car parking; or
2. There is no longer a need for the facility, and this can be demonstrated to the satisfaction of the Parish Council.

## **Consultation Questions – Policy Option 8**

**21. Do you agree with this approach for protecting existing and supporting new community and recreational facilities?**

**Strongly agree**

**Agree**

**Neutral**

**Disagree**

**Strongly disagree**

**22. Should anything be added or changed?**

**23. What community and recreational facilities/spaces should be protected? What new ones should be supported?**

**24. Do you have any other comments about protecting existing and supporting new community and recreational facilities?**

## Policy Option 9

### Supporting Investment in Local Infrastructure

*A planning policy or series of policies could be prepared to encourage investment, such as developer contributions, in improving local infrastructure, where it is in keeping with Caton-with-Littledale's location, setting and historic character.*

For example, developer contributions and other sources of funding could be sought wherever possible to support and/or improve the following:

- public transport links to local towns and facilities
- expansion of local routes and networks for walking, cycling and horse riding
- development of new high speed broadband infrastructure to serve the Parish where it is sympathetically designed
- adequate car parking
- accessibility for disabled people and those with limited mobility
- new communication technologies e.g. new mobile telecommunication infrastructure
- small-scale renewable energy generation consistent with AONB guidance
- provision of green infrastructure
- wildlife enhancements

The policy would need to provide clear requirements regarding design, siting and placement to ensure minimal impact on the visual amenity, character or appearance of the surrounding area; including landscape, natural beauty, wildlife, historic environment particularly Brookhouse Conservation Area, key views etc. Up to date evidence relating to renewable energy and vertical infrastructure and its impacts should be used to inform planning applications and decisions.

### Consultation Questions – Policy Option 9

25. Do you agree with this approach for supporting investment in local infrastructure?

Strongly agree

Agree

Neutral

Disagree

Strongly disagree

*Please turn over*

**26. Should anything be added or changed?**

**27. Do you have any other comments about improving local infrastructure?**

## Policy Option 10

### Managing flood risk and water quality

*A policy could be prepared to deal with managing flood risk and water quality, by:*

- requiring new development to minimise run off and implement Sustainable Urban Drainage Systems (SUDS)
- encouraging the design of new buildings and infrastructure to take account of existing topography to manage the flow of water along specific flow routes away from property and into appropriate storage facilities
- encouraging provision of natural flood risk management measures, which “slow the flow”, including water attenuation facilities such as lagoons, ponds, reedbeds and swales, within or adjacent to development sites
- encourage sustainable design of buildings which supports rain water harvesting including storage of rain water for non-drinking water purposes such as watering gardens and flushing toilets
- minimising areas of hard standing such as driveways and parking areas, using porous materials and soak-aways where possible
- encouraging measures to both help surface water soak away and bring wildlife benefits including tree planting, green infrastructure, ponds, reedbeds, etc.
- increasing water quality in and rivers streams by reducing risks of pollution

### Consultation Questions – Policy Option 10

28. Do you agree with this approach for managing flood risk and improving water quality?

Strongly agree

Agree

Neutral

Disagree

Strongly disagree

29. Should anything be added or changed?

*Please turn over*

30. Do you have any other comments about managing flood risk and improving water quality?

**Consultation Questions – Overall approach**

31. Do you agree with the overall approach to developing the Neighbourhood Plan as described in Section 6?

Strongly agree      Agree      Neutral      Disagree      Strongly disagree

32. Should anything be added or changed?

33. Do you have any other comments about any aspect of the Neighbourhood Plan?

Thank You