

OUR PARISH – OUR FUTURE – OUR PLAN



**THE CATON-with-LITLEDALE
NEIGHBOURHOOD DEVELOPMENT PLAN
(2016 to 2031)**

**REGULATION 14
CONSULTATION VERSION**

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CONTENTS

How to Comment on this Document.....	5
SECTION 1: Introduction and Rationale.....	6
Why do we need a Neighbourhood Development Plan?.....	6
SECTION 2: A Neighbourhood Development Plan	7
2.1 What is a Neighbourhood Development Plan (NDP)?	7
2.2 Relevant Policy	8
2.3 How long to prepare a Neighbourhood Development Plan (NDP)?	10
2.4 Progress to date:	11
SECTION 3: Background	13
SECTION 4: Key Issues Identified.....	22
SECTION 5: Vision and Objectives	37
NDP Draft Aim and Objectives	37
SECTION 6: Policies and proposals	39
6.1 Conserving and enhancing the outstanding landscape and natural environment.....	39
6.2 Protecting the historic environment and settlement character	49
6.3 Providing new homes, especially affordable homes, of appropriate types, sizes and tenures to meet local needs	53
6.4 Encouraging high quality design and sustainability of new development	60
6.5 Supporting a sustainable local economy	63
6.6 Protecting and improving local community facilities and services, including recreation	70
6.7 Improving local infrastructure.....	73
6.8 Managing flood risk and water quality	76
SECTION 7: Next Steps.....	79
Map 1: Caton-with-Littledale Designated Area	80
Map 2: Landscape Character Types	81
Map 3: Underlying Solid Geology of the Parish.....	82
Map 4: Sites of Conservation Value.....	83
Map 5: Historic Landscape Character Types	85
Map 6: Brookhouse Conservation Area	86
Map 7: Brookhouse Townscape Appraisal Map	87

Map 8: Public Rights of Way	88
Map 9: Local Green Spaces.....	89
Maps 9-1 to 9-8 – Individual Local Green Spaces.....	90
Map 10 Area of Separation	98
Appendix 1: Listed Buildings in Caton-with-Littledale Parish	99
Appendix 2: Caton-with-Littledale Parish Previous Reports, Surveys and Consultations	101
Appendix 3: Planning Approvals in Caton-with-Littledale Parish since 2011	104

How to Comment on this Document

This is the Regulation 14 Consultation Draft of the Caton-with Littledale Neighbourhood Development Plan.

The consultation period will run from Monday 15th May 2017 to Monday 26th June 2017

All comments must be received by 5pm on Monday 26th June 2017

You are invited to give us your views and comment on this document. If you would like to do this, please use a representation form for each separate comment.
Please comment electronically where possible.

The document, and representation forms are all available to view and download at the following website address: <http://www.catonvillage.org.uk/neighbourhood-plan>

Hard paper copies of this document and representation forms are available to view at:

Victoria Institute
Brookhouse Road,
Caton,
Lancaster
LA2 9QT

All comments should be returned as follows:

By email to: catonneighbourhoodplan@outlook.com

By post to:

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Poulton-le-Fylde
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SECTION 1: Introduction and Rationale

Why do we need a Neighbourhood Development Plan?

- 1.1 Caton-with-Littledale Parish enjoys a strong community feel shared between its villages, hamlets and the surrounding rural area. It lies entirely within the Forest of Bowland Area of Outstanding Natural Beauty (AONB), has the River Lune along its northern boundary and is adjacent to the famous Crook o' Lune immortalised in one of JMW Turner's paintings. The Conservation Area in Brookhouse, listed buildings and interesting place names illustrate its history and character. This community - supported by shops, businesses, public houses, churches, schools and other facilities - and the beautiful landscape (including the moors, farming and rich biodiversity) are well worth preserving. However, all communities have to develop over time in order to meet their needs and remain sustainable.
- 1.2 Nationally, there is a housing shortage. Additional national planning issues include energy production, resources, transport, infra-structure and flood prevention. The government has required Councils to plan for a large increase in house building. Lancaster City Council (LCC) has to meet these perceived needs and to develop an appropriate local infrastructure for the wider area and economy. Therefore, all Parishes are expected to work within these wider development perspectives. LCC has been up-dating its Local Development Plan Document (DPD) and is making good progress on the two key elements of the Local Plan - Strategic Policies and Land Allocations DPD and the Review of the Development Management DPD. Lancaster City Council expect to issue publication versions of both documents early in 2018 with public examination anticipated in late spring / summer 2018 and adoption by the end of 2018.
- 1.3 Private land owners and developers are also involved. There have been a number of recent developments and planning applications in the Parish including Moor Platt, the area off Sycamore Road and the Bargh TNT Garages site on the A683. Local people have expressed mixed views about these developments, but have had relatively little influence on the outcomes. **An important question therefore is: How can local concerns have a greater influence on the planning process?**
- 1.4 The Forest of Bowland AONB has important roles [*Countryside and Rights of Way (CROW) Act: 2000; Section 85*] in protecting and enhancing a sustainable environment for landscape, bio-diversity, local businesses including tourism, housing and community. **Sections 88 & 89 of the CROW Act require publication of a Management Plan for each AONB, which are statutory policy documents of each Local Authority. The fundamental principle underlying this is that any new development within an AONB that has a materially adverse impact can only proceed where it is demonstrated that it satisfies an over-riding national need that cannot be met elsewhere. All development is expected to conform to a very high standard of design, to be in keeping with local distinctiveness, and should seek to conserve and enhance the AONB's natural beauty.**

SECTION 2: A Neighbourhood Development Plan

2.1 What is a Neighbourhood Development Plan (NDP)?

- 2.1.1 Neighbourhood planning lets our community decide what our needs are and how we want Caton-with-Littledale Parish to develop during the next 15 years in order to meet those needs. This process includes housing, businesses, services and leisure facilities alongside the landscape we live in. Once adopted, this plan must be taken into account by Lancaster City Council when making decisions about planning matters in the Parish. A Neighbourhood Development Plan (NDP) therefore carries much greater weight for our Parish in determining future planning outcomes than any existing mechanism - including the previous Parish Plan (2005). An NDP can also complement and strengthen the role of other statutory consultees, such as the Forest of Bowland AONB.
- 2.1.2 There are some things an NDP must be consistent with, some things it cannot do, and a lot of things it can influence. (*Guidance on Preparing Neighbourhood Plans, Neighbourhood Development Order, and Community Right to Build Orders. Lancaster City Council: Sept 2014.*) The main points are summarised here:

Our NDP

- **must:**
 - have regard to the National Planning Policy Framework (NPPF, 2012),
 - be in general conformity with the Lancaster District adopted Core Strategy (2008) and within their Development Plan Document (2011-2031). *Note: a new Local Development Plan is due to be adopted by the end of 2018.*
 - take account of the Forest of Bowland Area of Outstanding Natural Beauty Management Plan April 2014 – March 2019
- **cannot:**
 - be a “no growth” agenda, nor a “veto” against development taking place.
- **is or can be:**
 - a statutory planning document once adopted and therefore must be used by the local planning authority when deciding planning applications
 - as simple or wide ranging as the community chooses provided this relates to local planning issues
 - the result of a series of community consultations (Section 2.2)
 - able to influence what types of homes are built including the proportion that are affordable, in private ownership or have other tenure arrangements. It can also influence aspects of the style and appearance of housing. Similarly, particular types of business / employment developments may be encouraged both in the built-up areas and in farms where these enhance sustainability. In some cases, NDPs specify where such developments can occur, though the process of adopting the NDP may then be longer (below). Desired

leisure developments, enhanced facilities, infrastructure and the preservation of the character of the Parish with its biodiversity and landscape can be emphasised. Where the opportunity arises, funding for such items may be linked to a particular planning development e.g.: for houses.

2.2 Relevant Policy

- 2.2.1 The Neighbourhood Development Plan will be one of a number of existing and emerging plans and strategies affecting the Parish including the National Planning Policy Framework, Lancaster District Local Plan documents and the Forest of Bowland AONB Management Plan.

National Planning Policies

- 2.2.2 Local Plans must be in general conformity with national planning policies set out in the National Planning Policy Framework (NPPF) (2012). The central theme of the NPPF is a 'presumption in favour of sustainable development', which states that local authorities should positively seek opportunities to meet development needs in their area and meet objectively assessed development needs unless adverse impacts would significantly outweigh the benefits. It also states that great weight should be given to conserving landscape and scenic beauty in National Parks and Areas of Outstanding Natural Beauty which have the highest status of protection, and that the conservation of wildlife and cultural heritage are important considerations in these areas. Major development is not permitted in AONBs except in exceptional circumstances. The National Planning Policy Guidance (NPPG), which accompanies the NPPF, re-iterates local authorities' statutory duties in relation to AONBs and the need to have regard to AONB management plans, including their contribution to setting the strategic context for development by providing evidence and principles.
- 2.2.3 The NPPF offers guidance in paragraph 14 on the need for Local Authorities to base their plans and policies around the principle of sustainable development:

At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For plan-making this means that:

- Local Planning Authorities should positively seek opportunities to meet the development needs of their area;
- Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:
 - any adverse impacts of doing so would significantly and demonstratively outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted⁹

- 2.2.4 However, footnote 9, which relates to the above paragraph, states: "For example, those policies relating to sites protected under the Birds and Habitats Directives (see paragraph 119) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, **an Area of Outstanding Natural Beauty**, Heritage Coast or within a

National Park (or the Broads Authority); designated heritage assets; and locations at risk of flooding or coastal erosion.”

2.2.5 Footnote 9 means that the objectively assessed needs of the District do not necessarily need to be delivered within AONBs, where other NPPF policies apply.

2.2.6 Paragraph 115 of the NPPF states:

Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.

2.2.7 The NPPF also confirms that Local Planning Authorities should set out the strategic priorities for their areas within Local Plans and deliver the conservation and enhancement of the natural environment, including landscape (NPPF paragraph 156). It also states that:

Planning should contribute to conserving and enhancing the natural environment (paragraph 17, bullet 7, first part), and Local Plans should identify land where development would be inappropriate because of its environmental or historical significance (paragraph 157);

- Allocations of land for development should prefer land of lesser environmental value (counting AONBs as the highest value: paragraph 17 bullet 7, second part);
- Local Planning Authorities should set evidence and criteria based planning policies against which proposals for any development on or affecting landscape will be judged (paragraph 113).

2.2.8 Paragraph 116 of the NPPF states:

Planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated that they are in the public interest. Consideration of such applications should include an assessment of:

- The need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- The cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and
- Any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

The Lancaster District Local Plan

- 2.2.9 A strategic approach to development including policies is set out in some detail at a district level. The most relevant parts of the Lancaster Local Plan are:
- The **Lancaster District Core Strategy (2008)**, which sets out the overall development strategy and vision for the District. It identifies the AONBs as key elements of the District's environmental capital and identifies Caton and Brookhouse as settlements which should contribute to meeting local development needs.
 - The **Lancaster District Development Management Policies Document (2014)**, which sets out policies used to help determine planning applications in Lancaster District. It identifies Caton and Brookhouse as sustainable settlements in which it is appropriate for some development to take place.
 - Saved policies of the **Lancaster District Local Plan (2004)**.
- 2.2.10 Lancaster City Council is currently consulting on a new **Strategic Policies and Land Allocations** Development Plan Document for the whole District along with a review of the existing **Development Management** policies. No allocations have been made in those parishes preparing a Neighbourhood Plan, however it is expected that positive policies are prepared to meet local needs in those areas.

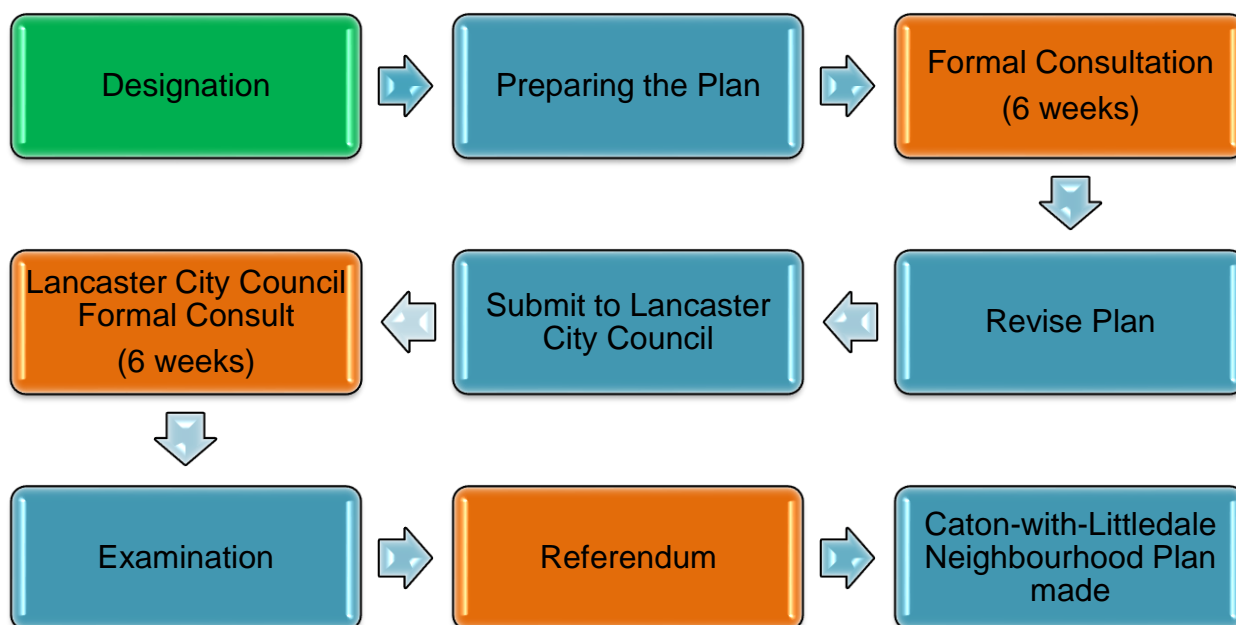
The Forest of Bowland AONB Management Plan 2014-19

- 2.2.11 The statutory AONB Management Plan, prepared by the AONB Partnership on behalf of its constituent local authorities, is a critical document. It describes the special qualities of the area which contribute to the national significance of the landscape and identifies the major trends and opportunities for the area. It provides a policy framework and identifies a 5-year programme of actions to help guide the work of the AONB partnership organisations towards achieving the purpose of the plan – to conserve and enhance the natural and cultural beauty of the Forest of Bowland landscape.
- 2.2.12 The Caton-with-Littledale Neighbourhood Development Plan and other Neighbourhood Plans across the AONB will be a key mechanism by which this purpose and the wider vision of the Management Plan will be delivered. The Management Plan itself is not part of the statutory Local Plan for the area, but it is a material consideration in making planning decisions.
- 2.2.13 The Forest of Bowland AONB Management Plan can be viewed at <http://forestofbowland.com/Management-Plan>

2.3 How long to prepare a Neighbourhood Development Plan (NDP)?

- 2.3.1 NDPs must be prepared in accordance with a procedure set by government.
- 2.3.2 This procedure must include two six week periods of formal consultation with the Parish on the Draft Plan, and will culminate in a referendum in the Parish on whether the NDP should be made part of the statutory development plan for Lancaster District.

Figure 1: The Neighbourhood Development Plan Process



2.4 Progress to date:

- 2.4.1 Caton-with-Littledale Parish Council applied to Lancaster City Council for designation of our Parish for Neighbourhood Planning in March 2015 and was formally designated on the 2nd July 2015. (see Map 1)
- 2.4.2 On the 9th October 2015, a public meeting was held in the Victoria Institute to assess support for developing an NDP and identify possible project leaders. Some initial ideas and concerns to include in a potential NDP were gathered.
- 2.4.3 Professional advice was obtained from Kirkwells at a public meeting on 24th February 2016 concerning the funding and running of the NDP project. This resulted in the appointment of Kirkwells as technical advisors to the Parish Council in respect of the Neighbourhood Development Plan.
- 2.4.4 The Parish Council has obtained a Government grant to cover consultancy and other project costs.
- 2.4.5 A Steering Group has been set up, with 3 Parish Councillors and about 9 residents.
- 2.4.6 This Draft Neighbourhood Development Plan has been produced by the Steering Group using:
- Previous Parish information and surveys, particularly the Village Appraisal 1992, REAL Report 2002, and Parish Plan 2005.
 - Comments received from the Public Meetings in October 2015 and February 2016 above
 - Relevant National, District and other official planning policies and procedures drawn together with help from Kirkwells

- An advisory session on 15th September 2016 from Elliot Lorimer representing the Forest of Bowland AONB
- Comments received from an informal consultation and advertising session at the Parish Autumn Fair, 12th November 2016
- Two surveys (one for adults and one for young people) that were published and advertised for Parishioners to complete between November 2016 to January 2017 (using Survey Monkey on line, or using paper copies). *[Available on Caton-with-Littledale website]*.
- Information on the National Community Land Trust Network and related bodies for alternative ways of building affordable and other types of homes. Meeting in Wray presented by Andy Lloyd (www.communityhousingprojectdevelopment.uk) and hosted by Lune Valley Rural Housing Association Ltd.
- An informal three-week consultation carried out in February and March 2017, advertised by a hand delivered letter containing basic questions to all homes and businesses in the Parish. A hard copy summary of the document with 13 general questions was available at the Post Office in Brookhouse and the Victoria Institute in Caton, with the full document and complete set of questions available in hard copy at the Victoria Institute and as a download on the village website: (<http://www.catonvillage.org.uk/neighbourhood-plan>). In addition, posters were displayed around the Parish and Drop In sessions with displays were held throughout March.
- In addition, all informal consultations have been publicised in the Community News section of the local paper (The Lancaster Guardian), the Parish website, the Caton Facebook page, and the local community publication (Link).

2.4.7 Whilst there have been no specific formal events held for developers and landowners in the Parish, the majority of landowners in Caton-with-Littledale Parish are residents, and have been kept informed via the “Link”. The Link is published monthly and hand delivered free of charge to the residents of Caton & Brookhouse. It carries the latest news and advertising in an easy to read format.

SECTION 3: Background

- 3.1 Caton-with-Littledale is a rural Parish in the Lune valley near Lancaster comprising four distinct settlements: Caton, Brookhouse, Caton Green and Forge Mill, and large areas of beautiful open countryside. The view from the nearby Crook O' Lune is famously immortalised in one of JMW Turner's paintings.

History

- 3.2 Mesolithic flints found locally show that the area was occupied by hunter-gatherers soon after the end of the last Ice Age and hut circles in Littledale show that herdsmen were living here before the Romans arrived when Romano-British farmsteads were established and the Romans built a road up from Lancaster to Burrow.
- 3.3 A village grew where the road was joined by the track from Littledale. The village took shape from around 650 AD and Caton is recorded in the Domesday Book of 1086. It is thought Caton may have been named after a local chief, 'Katti-tun', or from the Saxon 'Cae-ton' or 'hedged town'. The first record of a church is from 1230.
- 3.4 Over a thousand years ago the Parish boundaries in the Lune valley were laid out so that each village had its share of the riverbank, fisheries, water meadow for grazing, the lower slopes for plough land and the moors for summer grazing. Caton-with-Littledale Parish still follows this plan, extending from the River Lune to Ward's Stone (561m) on the Bowland Fells and covers 3397 hectares.
- 3.5 By the 12th century much of the village had been acquired by Cockersands Priory. Their extensive records show that Caton was already a flourishing village by this time, mainly agricultural but beginning to diversify. A cross bow maker, a miller, a brewer, a smith, a carpenter, a hawker and a market trader are recorded along with specialised agricultural workers such as a beekeeper and a shepherd. There was already a dam on Artle Beck at Gresgarth which powered a fulling mill for cleaning wool and a corn mill.
- 3.6 In the 18th and 19th centuries the Parish was transformed by the industrial revolution. The mill race fed from Artle Beck at Gresgarth was harnessed to power up to 8 mills producing cotton, bobbins, silk and flax, the latter particularly for sailcloth. By Nelson's time Caton was one of the major suppliers of sails to both the Royal Navy and the Merchant Navy. The hamlet of Town End grew to service the mills.
- 3.7 The Post Office eventually had problems with the wide area of the 'Caton' address and arranged with Lancashire County Council to formally split it into two villages calling Old Caton 'Brookhouse' (after Brookhouse Hall) and Town End becoming 'Caton'. This explains why Caton Green is no longer next to Caton but has Brookhouse in between.
- 3.8 The population grew substantially following the construction of the Turnpike Road along the valley in 1812, and the arrival of the railway in 1850. The railway opened the area for tourism in Victorian times, as witnessed by JMW Turner's paintings of the Crook O' Lune.

- 3.9 Between the wars the villages grew very slowly with some housing on Copy Lane built in the 1930s. After the Second World War the Fell View estate was built and considerable new housing development occurred in the 1950s and early 1960s. In the late 1960s the planning policy changed to preserve the character of the village and only in-fill housing development was permitted. A clear 'green belt' between Caton and Brookhouse has been maintained and some old mill complexes have since been converted for housing or business use. In 2014, a disused old people's home in the centre of Caton was demolished and a modern housing development built.

Landscape

- 3.10 The entire Parish lies within the Forest of Bowland AONB, a designated Area of Outstanding Natural Beauty. Reasons for designation included: the grandeur and isolation of the upland core; the steep escarpments of the Moorland Hills; the undulating lowlands; the visual contrasts between each element of the overall landscape; the serenity and tranquillity of the area; dark skies at night; the distinctive pattern of settlements; the wildlife of the area; and the landscape's historic and cultural associations.
- 3.11 The Forest of Bowland AONB Landscape Character Assessment describes 14 Landscape Character Types, 7 of which fall within Caton-with-Littledale Parish (*Map 2*):
- A. Moorland Plateaux
 - B. Unenclosed Moorland Hills
 - C. Enclosed Moorland Hills
 - D. Moorland Fringe
 - F. Undulating Lowland Farmland with Wooded Brooks
 - I. Wooded Rural Valleys
 - J. Valley Floodplain
- 3.12 Particularly relevant characteristics of the Caton (F4) Landscape Character Area, which includes the villages of Caton and Brookhouse, are:
- A patchwork of small to medium pasture fields deeply incised by wooded brooks and river gorges;
 - A network of hedgerows and stone walls delineate field boundaries;
 - Scattered farmsteads and clustered villages;
 - Panoramic, open and framed views northwards across the wide floodplain of the River Lune; and
 - To the south, the dramatic rising profile of the moorland hills forms the skyline backdrop to views.

Geology

- 3.14 The geology of the Parish is varied and scientifically interesting (*Map 3*). Rocks are predominantly millstone grits, sandstones, shales and siltstones from the Carboniferous period 340 million years ago, contrasting with the limestone north of the River Lune and in the Yorkshire Dales. The river tributaries demonstrate geological features including a fault line, best seen in Artle Dale Gorge, and glacial melt-water channels, erratic stones, and a volcanic dyke exposed in a stream bed.
- 3.15 There are two Regionally Important Geological Sites (RIGS) within the Parish (*Map 4*).

Biodiversity

- 3.16 The varied landscape results in a rich ecology with a variety of habitats designated at local, regional, national and European levels all or partly within the Parish (*Map 4*) including:
- A Special Area of Conservation and part of a Special Protection Area (both of European importance);
 - 2 Sites of Special Scientific Interest (SSSIs); and
 - 14 Biological Heritage Sites.
- 3.17 Artle Dale and Littledale support oak and birch woodlands and within the lower parts of the valleys, woodlands are dominated by oak and ash, with birch, wild cherry, alder and rowan. A rich ground flora and steep wet flushes support many notable species - Artle Dale is important for its bryophyte communities with over 160 species recorded. The woodlands provide habitats for a wide range of species, including badgers, foxes, bats, pied flycatchers, woodcock, redstart, tree pipit, tawny owl, great spotted and green woodpeckers and sparrow hawk.
- 3.18 The mosaics of upland habitats such as heather moorland, grass moor, wet flushes and springs, blanket bogs, semi-natural woodlands and unimproved grasslands support many species of notable upland wildlife such as merlin, hen harrier and curlew.

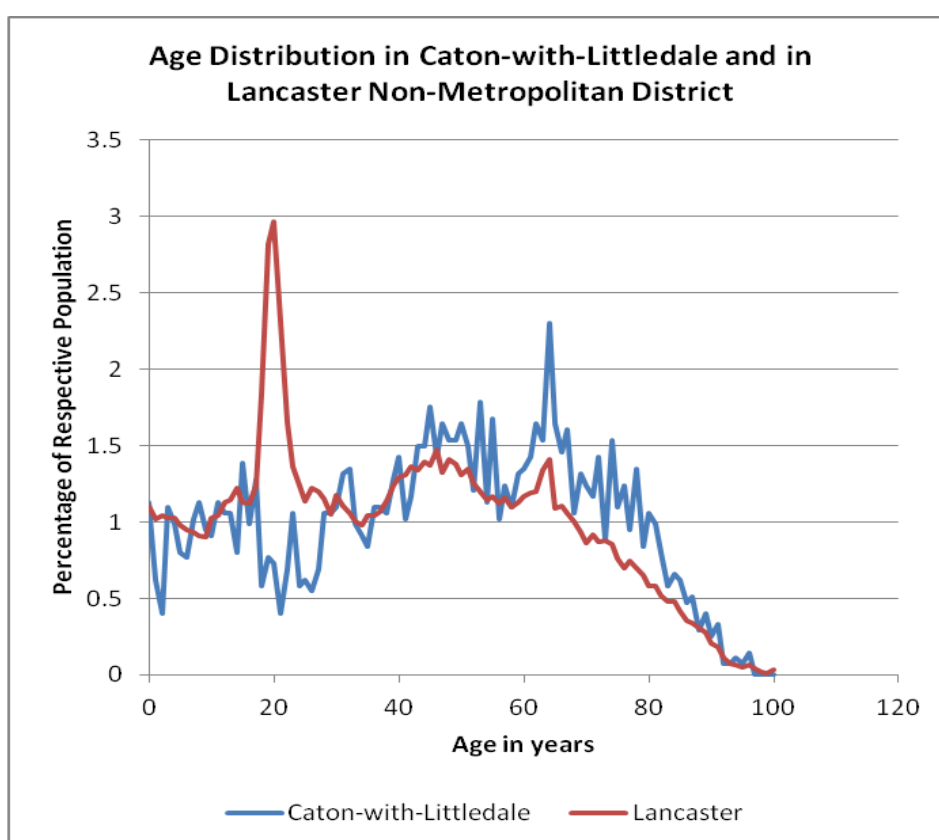
Historic Environment and Buildings

- 3.19 Scattered farmsteads in the open countryside remain the most conspicuous buildings in the wider landscape. All older buildings are stone walled with either stone slated roofs or later, the blue slate of 19th century rebuilding. The earliest houses retain small stone mullioned windows and the headstone over doorways is often dated with the initials of the owner. The houses are thick walled and low lying, making best use of what shelter the landform of the farm can offer. Additional shelter is often provided by small farm woods or plantations.
- 3.20 Evidence of historic land use is strong: field patterns with traditional boundaries were established during successive periods of enclosure between the sixteenth and nineteenth centuries. Ancient Enclosure (*shown in purple, Map 5*) and Post-Medieval Enclosure (*shown in orange, Map 5*) is concentrated within the lowland valleys and farmlands. Field boundaries are typically dry stone wall in higher ground and either hedges or stone wall at lower levels. The stone types and construction vary according to the underlying geology. Many historic features for sheep management still exist.
- 3.21 The historic centres of Brookhouse and Caton are both distinctive and contain traditional vernacular stone buildings. Brookhouse is the older settlement with a mixture of traditional predominantly gritstone cottages centred around St Paul's Church and the Black Bull pub. Caton contains mills and millworkers cottages as well as buildings and features associated with the principal transport routes along the valley.
- 3.22 There are 53 Grade II or II* listed buildings in Caton-with-Littledale Parish (*Appendix 1*).
- 3.23 The centre of Brookhouse was designated as a Conservation Area in 1981 (*Map 6*). The Conservation Area Appraisal states, "*Brookhouse is a small*

rural village with medieval origins. The Brookhouse Conservation Area, focused on St Paul's Church, abuts open countryside to north, south and east ... comprises well over 50 dwellings, the majority of which date from c. 1650-1900. These historic stone-built dwellings (detached, semi-detached and in short rows) combine with a 19th century church, school and chapel to create a place of special historic interest with a strong local identity."

Housing

- 3.24 The population of the Parish at the time of the 2011 census was 2738.
- 3.25 There is a reasonable balance of age groups in the Parish, although the population is gradually ageing with a significantly greater proportion aged 45y or more than in the Lancaster Non-Metropolitan District (*Census data 2011*):



- 3.26 The most recent housing information for Caton-with-Littledale Parish is taken from the 2011 Census and the Lancaster rural villages report. These sources show a clear distinction between the rural housing stock and the Non-Metropolitan District for the following information presented in three tables using data updated on 31-01-2013 (*North West and National figures omitted, percentage values calculated*):

Table 1: Accommodation Types (QS402EW):

Accommodation Type (Households)	Caton-with- Littleddale Parish		Lancaster District	
(Number / % of total)	Parish		Non-metropolitan District	
All Households	1219	100.0	57822	100.0
Unshared Dwelling; Total	1219	100.0	57620	99.7
Unshared Dwelling; Whole House or Bungalow; Total	1161	95.2	47951	82.9
• Unshared Dwelling; Whole House or Bungalow; Detached	357	29.3	10658	18.4
• Unshared Dwelling; Whole House or Bungalow; Semi-Detached	580	47.6	21948	38.0
• Unshared Dwelling; Whole House or Bungalow; Terraced (Including End-Terrace)	224	18.4	15345	26.6
Unshared Dwelling; Flat, Maisonette or Apartment; Total	56	4.6	9199	15.9
• Unshared Dwelling; Flat, Maisonette or Apartment; Purpose-Built Block of Flats or Tenement	38	3.1	6593	11.4
• Unshared Dwelling; Flat, Maisonette or Apartment; Part of a Converted or Shared House (Including Bed-Sits)	10	0.8	2075	3.6
• Unshared Dwelling; Flat, Maisonette or Apartment; In Commercial Building	8	0.7	531	0.9
Unshared Dwelling; Caravan or Other Mobile or Temporary Structure	2	0.2	470	0.8
Shared Dwelling	0	0.0	202	0.3

Table 2: Number of Bedrooms per Household Space (QS411EW):

Number of Bedrooms / Household	Caton-with- Littleddale		Lancaster	
(Number of households / % of Total)	Parish		Non-metropolitan District	
All Household Spaces With At Least One Usual Resident	1219	100.0	57822	100.0
No Bedrooms	2	0.2	122	0.2
1 Bedroom	71	5.8	5887	10.2
2 Bedrooms	320	26.3	17491	30.2
3 Bedrooms	552	45.3	23730	41.0
4 Bedrooms	199	16.3	7768	13.4
5 or More Bedrooms	75	6.2	2824	4.9

Table 3: Tenure Type of Each Household Space (QS405EW):

Type of Tenure of Households	Caton-with-Littledale Parish		Lancaster	
(Number of households / % of Total)	Parish		Non-metropolitan District	
All Households	1219	100.0	57822	100.0
Owned; Total	975	80.0	39999	69.2
• Owned; Owned Outright	600	49.2	20890	36.1
• Owned; Owned with a Mortgage or Loan	375	30.8	19109	33.0
Shared Ownership (Part Owned and Part Rented)	7	0.6	367	0.6
Social Rented; Total	93	7.6	5762	10.0
• Social Rented; Rented from Council (Local Authority)	82	6.7	3629	6.3
• Social Rented; Other Social Rented	11	0.9	2133	3.7
Private Rented; Total	127	10.4	10929	18.9
• Private Rented; Private Landlord or Letting Agency	106	8.7	9915	17.1
• Private Rented; Employer of a Household Member	6	0.5	87	0.2
• Private Rented; Relative or Friend of Household Member	12	1.0	796	1.4
• Private Rented; Other	3	0.2	131	0.2
Living Rent Free	17	1.4	765	1.3

- 3.27 **In summary**, these data show an excess of large (3 or more bedroom) whole house or bungalow unshared dwellings that are owned in Caton-with-Littledale Parish compared to the Lancaster District. Conversely there is a deficit of smaller 1 or 2 bedroom houses in the context of an older population that often needs to down-size and a smaller group of young individuals needing affordable or starter homes.

The Local Economy

- 3.28 A combination of large scale shopping facilities elsewhere and modern technology has seen some local businesses close or move in recent decades. These include 2 banks, a butcher, a florist, and a stationery shop. SJ Bargh Ltd (Road Haulage) TNT Garage moved to Lancaster and the site on the A683 is planned for housing.
- 3.29 However, the 2011 census estimated that at least 70 businesses operated within the Parish including many farmers, retailers, small businesses and increasingly self-employed people operating from their own homes. There are 3 main business areas at Brookhouse centre, Caton centre and Willow Mill which predominantly employ people living in the Parish or nearby.

Table 4: Examples of Businesses within Caton-with-Littledale Parish include:

Retail and Small Businesses	Work from Home	
<ul style="list-style-type: none"> • Post office • Londis convenience store • Co-operative store • Pharmacy • Bridal wear shop • 2 hairdressers • Sandwich shop • Chinese take-away • Cruise / holiday Company • Accountancy Firm • A firm of architects • Funeral directors • Plumbing & Heating, Building Works and Decorating Business • A branch of Bay Vets • 3 public houses • A petrol station with vehicle sales & repairs • A small Plant Hire business • Baby & Toddler Group 	<ul style="list-style-type: none"> • Web-design • An Architect • A Houseclub Estate Agents • Fitted kitchen / household design and fitting business • Painter & Decorators • Joiner & Building Contractor • Plasterer • Plumbing & Heating business • Chimney Sweep • Fireplace & Chimney installation • 2 Blinds businesses, 1 also doing curtains • Stone walling • Arboriculture / Tree care • landscape / garden designer • A landscaping business • Gardeners • A turf, driveways, paving and fencing business 	<ul style="list-style-type: none"> • A garage door, shutter & gates supplier / security business • Self-catering accommodation • House cleaners • A taxi service • Cycle mechanics • Dog-walkers • Dog grooming • Musical instrument retailer • Music teachers • Massage businesses • Beauty business • Mobile hairdresser • Driving teacher • Crafts • Cookery & Catering • PA Services • Financial Advisor

- 3.30 In addition, a number of Council and Health services offer employment in the Parish including the Highways Depot and offices on the A683.
- 3.31 There is a wind-farm on Caton Moor with 8 turbines hosted by one farm.
- 3.32 The majority of people employed elsewhere work fairly locally - typically within Lancaster and Morecambe, but a small percentage work further afield commuting daily.

Community Facilities and Services, including Recreation

- 3.33 The following important Parish facilities and services also provide local employment:
- Caton Health Centre (branch of Queen Square Surgery)
 - Hillcroft Nursing Home at Caton Green
 - A residential centre for addiction treatment at Littledale Hall
 - 2 Primary Schools – both with pre-school facilities
 - A thriving village hall (The Victoria Institute) with community IT facilities and small community library
 - 5 churches (one Church of England, one Baptist, two Methodist and one Roman Catholic)

- 3.34 Children travel to a wide range of secondary schools in Kirkby Lonsdale, Lancaster, Carnforth and Milnthorpe.
- 3.45 There is a church hall and scout hut (for Cubs, Beavers, Rainbows, Brownies, Scouts and Guides) close to St Paul's Church, and a popular Scout and Guide camp for visiting troupes in Littledale.
- 3.36 A mobile library visits Caton and then Brookhouse every 3 weeks.
- 3.37 Regarding recreation, facilities include:
- bowling green and a large sports field (also used for the Village Gala) behind The Station public house in the centre of Caton;
 - small sports hall and playing fields with 2 junior football pitches hosted at Caton Community Primary School;
 - outdoor public play and activity area for children aged up to 14 years on Fell View green, Caton;
 - Activities including badminton, dance and keep fit groups and a range of social groups for all ages at the Village Institute, which has a sprung floor
 - tennis club;
 - extensive network of Public Rights of Way (Map 8).
 - concessionary footpaths, cycle and bridle ways, some introduced as part of the wind-farm with parking at the top of Quarry Road. Open access land is mainly at the top of Littledale on Caton Moor and Clough;
 - the River Lune Millennium Park along the disused railway track from Lancaster to Bull Beck car park, a real asset for walkers, horse riders and cyclists both within the Parish and from outside;
 - The North Lancashire Cycleway and North Lancashire Bridleway also use part of this route and some minor roads through the Parish, encouraging visitors to the village.
- 3.38 The village has been twinned with the French community of Socx, near Dunkirk, since 2008.

Infrastructure and Flood Risk

- 3.39 Caton-with-Littledale has a Parish Council (12 councillors), two representatives on Lancaster City Council (Lower Lune Valley ward) and is in the Lancashire Rural East Division of Lancashire County Council. It is within the Lancaster and Fleetwood Parliamentary Constituency.
- 3.40 The Parish Council has recently instituted an emergency plan to cover major events including future flooding. An emergency generator is available for the Victoria Institute to be used as an emergency centre / shelter.
- 3.41 Regarding Broadband availability:
- BT Open Reach is striving to upgrade its provision throughout, but appears to have capacity issues. This is copper based and slower than fibre-optic types.
 - B4RN high-speed fibre-optic broadband network is available to some businesses and residents. Currently this includes Caton Green, some of Littledale, Moorside and Forge Mill. Discussions are under way on how to bring B4RN to more central parts of the village.
 - Many properties are still awaiting connections.

- 3.42 A printed bulletin called *The Link* is published every month except August and is delivered to most homes. A well-maintained village website is provided by the Parish Council along with a Facebook page called "Linking Caton and Brookhouse". The *Lancaster Guardian* Community News has regular items from the village.
- 3.43 Roads and Traffic: The zebra crossing on Hornby Road has helped make pedestrians feel safer. There are speed cameras on the A683, and the police do regular speed checks too. The Parish Council operates SPiDs (warning drivers of their speed) from time to time on other routes, especially Quernmore Road and Brookhouse Road. Many parts of the village are now 20 mile-per-hour zones.
- 3.44 Car and Cycle Parking: There are two public car parks (Station Road and by the Pharmacy) in Caton. There is also parking outside the Londis/Post Office on Sycamore Road, Brookhouse and at the Bull Beck Picnic Site on the A683. Several businesses have their own car parks for their customers or users, including the three pubs, the Health Centre, the Victoria Institute and Willow Mill. Cycle racks are available outside the Victoria Institute in Caton and by the Sycamore Road shops in Brookhouse. The Parish Council intends to provide racks at the Caton shops in 2017.
- 3.45 Public Transport: In April 2016, Lancashire County Council withdrew its subsidies to Stagecoach for many bus services, including the 80/81 along the Lune Valley which serves the villages. This has resulted in the withdrawal of Sunday and evening services, and a reduced day-time timetable.
- 3.46 Flood Risk: Storm Desmond caused extensive flooding in the Parish affecting a number of houses, farms and businesses on the flood plain of the River Lune and along the Artle Beck and Bull Beck. In addition, many areas were affected by surface water run-off, particularly buildings at Low Mill, Forge Mill, and Copy Lane. This demonstrates that water flow and drainage need careful attention and improvement.

SECTION 4: Key Issues Identified

Introduction:

- 4.1 This Neighbourhood Development Plan (NDP) acknowledges it needs to:
- be in keeping with the National Policy and Local District Planning Policy
 - maintain sustainability
 - conserve and/or enhance the quality of this Parish as an integral part of the Forest of Bowland AONB.
- 4.2 This Section addresses the evidence for local development need and of local wishes in the context of the AONB and wider area. Section 6 will weigh the National, District and Local requirements together to establish Policies from our Vision and Objectives.
- 4.3 Evidence is drawn from previous Parish Reports and from Current Meetings, Surveys and Consultations used for the NDP. Relevant information from Lancaster District Council Planning Office is included. In due course the feedback from formal Public Consultations on the Caton-with-Littledale NDP will be included with appropriate amendments to the NDP.
- 4.4 Many of the issues raised previously remain active in current feedback, although developments in the Parish and nearby between times may have influenced their priority.

Landscape and Natural Environment

- 4.5 Appreciation of and protection for the natural environment has been a strong feature of all previous reports in all age groups. Thus, the Parish Plan (2005) noted: *“that residents appreciated the special character of the Area of Outstanding Natural Beauty, and the central principle must always be borne in mind that our countryside, its plants and animals and the complex relationships they have with one another, are fragile and need particular care in their preservation.”*
- 4.6 Enhancing environmental issues was clearly thought to be important for both the built up and rural parts of the Parish: 67% of 1287 responses (*Parish Appraisal survey, 1992*) thought there should be special nature reserves in the village / Parish for wild flowers and animals. There were strong responses in favour of maintaining or extending hedges and for protecting small woods and lone trees. Requests for more trees, cleaning water ways and producing a village pond were suggested. In 2002, there was significant concern for the loss of wild flowers and birds.
- 4.7 The environment was mentioned spontaneously during early NDP public meetings despite primarily discussing development issues, e.g.: need for good environmental planning with any development; keep the village rural, protect the countryside; ensure wildlife is protected; and Crook o’ Lune [valued].
- 4.8 The November 2016-January 2017 Residents’ Surveys confirmed very strong support for maintaining and enhancing the natural environment and for the Forest of Bowland AONB.
- Q5 “What do you like about your village?” very strongly advocated the rural location and beautiful scenery / countryside including access to it from a village with friendly community spirit.

- For Q 16 94.9% rated the countryside around the village very important, 4.7% quite important and just 2 replies not at all important or “dependant on location, not that important if on outskirts”.
 - In “Any other comments on the Forest of Bowland, landscape and countryside?” one comment seemed to sum up the many: *“We are undoubtedly privileged to live in such a beautiful landscape including moorland, farmland, sloping valley sides, wooded tributary valleys of the Lune and the Lune floodplain itself. Walking and cycling are very important local pastimes and the Parish has an excellent network of paths and bridleways that local people (and visitors) clearly value enormously. Birdlife is abundant. Therefore, maintaining the rural environment in a manner that reflects the special statutes given to the AONBs is critical to the landscape legacy we leave to younger and future generations.”* There were many calls to preserve it, to protect green fields from development, use brownfield sites, to keep the dark starry skies at night, to enhance the wildlife areas and keep the “wonderful patchwork of varied habitats” including woodland. Some commentators also wanted to have the windmills removed.
 - The extensive list of favourite views with comments volunteered (Q 15) also support the value attached to this landscape.
- 4.9 The March 2017 informal consultation involved proposing options for inclusion in future Neighbourhood Plan policies relating to protecting the landscape and natural environment of the Parish and how the Neighbourhood Plan would seek to do this. The responses received indicate that 94.6% of respondents agree with the proposed approach for protecting the landscape and natural environment.
- 4.10 **Green spaces** in and around the villages are all consistently strongly valued. Past reports and surveys showed:
- 67% of 1287 responders (Village Appraisal 1992) wanted “*special nature reserves in the village/Parish for wild flowers and animals.*”
 - IN 2002 (REAL report) had no specific questions, but young people liked the cricket pitch (Station Field), lots of space, Big field for football, the park, big trees to climb, the beck, wildlife and pets. Adults in the wish tree and stick a star approaches wanted a village pond.
 - In a petition (> 500 signatures, door to door visits) to save the grounds of Moor Platt when it was for sale, more than 95% of respondents wanted the grounds preserved as a village green (*personal communication*).
- 4.11 Current information shows:
- Spontaneous “post-it note” ideas from the two NP meetings clearly value green spaces and in some cases wanted additional ones creating, including allotments. Feedback examples include where building should and should not occur as well as more specific reference to green spaces in environment, leisure, views etc. An early controversial suggestion to consider house building between Caton and Brookhouse was specifically clarified in the 2016-17 survey and the March 2017 informal consultation as well as in earlier discussions at displays. There was an overwhelming desire to keep the area either side of Brookhouse Road as an undeveloped Area of Separation in order to maintain the distinct identities of the two villages in their rural setting.
 - The November 2016 – January 2017 Residents’ Survey asked (Q 14) for free text answers to “Which green spaces in Caton-with-Littledale matter

to you and your family?” and over 90% responded. About 25% valued “all of them” with or without specifying favourite(s). The next top four sites were the Gala field / Station field; open space / fields along the Artle Beck separating Caton and Brookhouse; Fell View /Caton Playground; and the Cycle path (*River Lune Millennium Park*). Other sites: See survey results, link in Appendix 2.

- 4.12 Where given, reasons for keeping green spaces include sports and leisure especially for children, well-being and enjoyment of residents and visitors, and wildlife / wildlife corridors.
- 4.13 The March 2017 consultation involved identifying the local green spaces for inclusion in future Neighbourhood Plan policies. The responses received indicate that 94.6% of respondents agree with the proposed approach for protecting the landscape and natural environment.

Historic Sites and Buildings

- 4.14 This topic was not directly addressed in any of the reports or surveys until the informal consultation (March 2017), and therefore was inferred from other commentary to that point. These all show the heritage is valued and developments should be in keeping with it:
 - In 1992, there was a call for parts of Caton to be made a Conservation Area as occurred for Brookhouse in 1981 (943 / 1295 responses, 73%).
 - There are widespread calls disliking modern developments (such as Moor Platt) and design uniformity that does not fit the character of the villages expressed through Parish Council meetings, verbal and “post-it note” responses at NDP public meetings and in free text answers to the November 2016 – January 2017 survey. Similarly, some of the comments on recent new build planning applications to the LCC Planning Office have reflected this e.g.: both the Moor Platt and more recently Bargh site developments. A greater desire for vernacular design is noted. The colour of reconstituted stone is also an important factor.
 - The same sources and the favourite views like the local fields, boundaries and the farms in the Parish, as well as wanting to keep the character of the villages as they are.
 - Favourite views requested as part of the NDP process include many historic features within older parts of Brookhouse, Caton, Low Mill, and wider views encompassing them. Some quotes from the 2016-2017 survey encapsulate the values attached to them: *“all are important, that’s why I came to live in Caton. If it becomes more developed and loses its village feel I will likely move.”* and *“I love the view in all directions, it’s a beautiful part of the country and the buildings are picturesque too, so fit in well with the backdrop of the countryside.”*
 - The March 2017 informal consultation supported the approach of the draft NDP, some responses that disagreed with it doing so because it was not worded strongly enough rather than because of its direction. Some emphasised that conservation should *“not prevent thoughtful and well planned development”*, but that this should include: *“Where buildings are adjacent to stone built properties, then an appropriate match of re-constituted stone or real stone should be used to reflect the local existing stone buildings. Recent new builds such as Moor Platt have not been close enough and do not match the area.”*

Housing

- 4.15 External influences mean the Neighbourhood Plan has to be consistent with current Local and National Planning Policy, which encourages housing growth. LCC is producing a Local Plan: Strategic Policies & Land Allocations Development Plan Document (DPD), and consulting on this to achieve between 13,000 and 14,000 new homes over the next 15 years, which is based on demographic and economic projections. There is a priority for starter homes. We note that the majority of housing development is anticipated to be in large blocks adjacent or near to town sites, although some development is needed elsewhere in smaller rural settlements. In that context, the 2011 Housing Needs Survey identified eight rural settlements (of which Caton and Brookhouse are one) defined as “sustainable” on the basis of containing five key services (a doctor’s surgery, primary school, food shop, post office and bus stop). However, the LCC also consider other rural settlements that contain a primary school, food shop, post office and bus stop for new residential development.
- 4.16 In this context, we note recent developments:
- The Bay Gateway now eases traffic flows to Lancaster, Morecambe and Heysham.
 - The current sites of major employment in the District,
 - Anticipated new employment developing at or near Heysham docks, the power station and at Lancaster University.
 - The successful bid (02-01-2017) for a garden village at Bailrigg, including improved access arrangements and 3,500 homes over time.
- 4.17 We would expect that new developments to deliver the strategic housing need for the District can and should be preferentially placed close to sites of employment and major urban centres rather than within the AONB. Given that Caton-with-Littledale Parish is entirely within the Forest of Bowland AONB (see Section 2, 2.2.11 to 2.2.13), development within the Parish should therefore be focussed on helping meet local Parish needs and maintaining a sustainable rural community, thereby supporting the wider picture (including that of an ageing population).
- 4.18 Housing information from Caton-with-Littledale (see also 3.29-3.31) has been locally addressed in three surveys, but using differing questions. Responses were from:
- The 1992 Village Appraisal: 668 households 1376 individuals
 - The 2002 REAL report: 400
 - The 2016 – 17 NDP Resident’s Survey 296 all ages +159 young persons

Housing Need:

- 4.19 The 1992 survey showed a stable (74% living in the Parish > 15yrs) but slightly older population with a balanced age structure (that has aged slightly moving forward to the 2011 census). 96 (15%) of households were looking for alternative accommodation. 56% wanted to move within the Parish and 24% to within 10 miles of the Parish.
- 4.20 In 2002 the REAL survey asked (Q 13) about the kinds of housing the local community needs. Housing for young people (93), for the elderly (61), and affordable housing for local people (180) were favoured over large family (14) and executive (8) homes, whilst 88 said no housing was needed.

- 4.21 In the 2016 – 17 Residents' Survey for Adults, Q24 & 25 clearly show greater need for smaller homes built in a variety of types suitable for both the young and elderly and with a variety of tenures especially affordable for sale and rent, 50% also wanting rented accommodation reserved for local people. Larger executive homes are not wanted as much. Putting this into a personal context, 203 / 296 replied to Q27: *"If you would like to stay in the village but move to a different house, which would you choose?"* Again smaller, starter home, bungalow or sheltered / retirement home when taken together exceed larger homes in 2016 – 17, although more than one answer was possible.
- 4.22 In broad terms this accords with LCC local housing needs predictions (2012) for the District population to 2031: *"The most significant feature is the projected growth of the 65+ age group by 61.8% over the forecast period, (amounting to) 15,200 more people, over 79% of the total growth"* and *"Within the 65+ age group, the 85+ group shows a large increase of 138.2%, 4,700 people by 2033"*. It accords with 2011 local census data on age and housing stock (Section 3: 3.30 & 3.31), with "post-it note" spontaneous feedback from NDP meetings, and with comments made in the 2016-17 Residents' Survey, namely that:
- There is an un-met need for smaller houses of various sorts
 - Some of this is for starter homes, however
 - A lot is for older people wanting to down-size, avoid staircases, have access to shops or have sheltered / retirement homes where their social roots are (see survey quotes below).
 - This last need is likely to increase over the next 15 years for demographic reasons.
- 4.23 The feedback comments illustrate the following: *"This village does not need more large (3+ bedroom) houses. It needs 1–2 bedroom houses that can be bought"; "the trend to extending small dwellings has depleted the stock.....It is almost impossible to find a small home with a decent garden"; "I would like to emphasise the need for 2 bedroom houses to purchase at full price (not 'affordable housing' which is shared ownership housing); "would like some over 55 housing to buy like a McCarthy and Stone development"; "I think sheltered flats for the elderly would be really helpful"; "Why do you not develop more apartment buildings such as on Station Road for older residents in order to release existing houses for families?"*.
- 4.24 Clearly more smaller homes of different types (including those suitable for the elderly) are needed in new developments to redress the imbalance seen in the Parish (Section 3: 3.30 & 3.32), rather than the current planning application requests for executive style 4 bedroom properties with some affordable/intermediate small homes only.
- 4.25 Extensions are also important as witnessed by one reply about Policy Option 5 (February to March 2017 consultation): *"Strongly disagree with the statement that extensions of existing developments be subordinate to existing building. Living in Brookhouse provides a limited view of housing sizes which limits options to stay in the area with a growing family. We need to extend our property to allow our house to be useful. However, this restriction on size of extension would prevent this."*
- 4.26 Affordable homes are widely requested and needed despite the high proportion of home ownership in the Parish. Part of the reason lies in the increased cost of rural housing in the District (LCC Meeting Housing Needs

SPD 2013, Ch 5) which is exacerbated in Caton-with-Littledale because of its AONB status, transport links and falling in the catchment of so many good secondary schools. Thus, more affordable and starter homes are needed for the local community, as witnessed by answers to Q24 and “28 including 27 written comments to Q28: *“Do you know anyone who has left the village because they could not afford to live here? Or anyone who is living with family or friends when they would prefer a place of their own in the village?”* in the 2016-17 Residents’ Survey. Also, there were many answers to Q29: *“Anything you would like to add on housing in the village?”* asking for affordable housing for children and grandchildren. Older residents also need help though: One answer mentions critical problems with the “bedroom tax”, another states *“I am unsure if I will be able to afford to live in the village once my child reaches 18 as the council tax will increase by 25% and also the child tax credits will stop – so I am dreading next year – how can people survive in the village with only 1% pay rises – we are a one parent family and it can be very daunting.”* There are common calls to keep houses for local people / born in the village and to keep the price / rent of larger properties low for those needing to move for a growing family. E.g.: *“Why are there so few rentals available in Caton? Is the village becoming gentrified?”* and *“We are hoping to move to a family home, there aren’t many in our price bracket”*. (Answers to Q 28 & 29, Residents’ Survey 2016 – 17).

- 4.27 All of this shows there is a current strain on keeping the community together and therefore truly sustainable. The 1992 Housing Section Q B4 also shows a need for agricultural people referring to “County farm” and “Tied” accommodation as well as other tenure types.
- 4.28 The balance of house type built needs shifting to produce a greater proportion of smaller, more varied homes. If not, this will encourage more in-coming families whilst losing local community members elsewhere thereby degrading the meaning of sustainability and the purpose of the AONB. Maintaining a strong sense of Community is important as shown in Q5 of 2016 – 17 survey: “What do you like about your village?”
- 4.29 Lancaster City Council enables some re-balancing. In their Meeting Housing Needs SPD 2013; Ch 4, they specify 30% affordable housing in rural developments with 10 or more dwellings, increasing on green field sites to “up to 40%”. The current Draft Local Plan is expected to increase this to 50%.
- 4.30 Lancaster City Council are currently preparing a new Housing Needs Assessment, which will provide useful and up-to-date information to inform future housing needs in the Caton-with-Littledale Parish. This is likely to be available in later Summer 2017.

Numbers of Houses:

- 4.31 There was a consistent (1992, 2002, 2005 and current NDP process) and strong feeling throughout all surveys, meetings and feedback that the villages in the Parish were big enough and / or that any development should be very largely limited in scale to meet local needs and maintain sustainability with the strong and positive “community feel” mentioned in Q5. Elsewhere, most relevant responses acknowledged that some development was needed to achieve this, although in small developments (Q23).
- 4.32 91 planning consents and outline consents since 2011 have been identified in Caton-with-Littledale Parish (Appendix 3) representing a growth of 7.5% in

the Parish. These should be seen as a major contribution to expected development in the Parish, in terms of delivering local housing need.

Siting of New Housing Development:

- 4.33 With regard to the siting of new housing development, the following comments have been made by residents (taken from Parish surveys and consultations):
1. Feedback from consultations, surveys and discussions within the Parish did not define any clear area(s) to investigate for development. A very small number of responses at meetings suggested the land separating Brookhouse from Caton on Brookhouse Road, and separately land off Quernmore Road. However, significantly more were opposed to these sites being developed. (See also preservation of Green Spaces).
 2. There is strong support for using brown field sites (as evidenced by recent support for building houses on the Bargh TNT garage site adjacent to the A683, which helped over-turn the original planning decision). When specifically asked where development should go (Q22) 86% selected *"Within the village on previously developed land (brownfield sites)."* If the Highways Depot became available, this has been suggested in several surveys for houses and/or light businesses in keeping with local trades. It is on level ground close to the shops, busses and doctors' surgery, so would be an ideal site for elderly or less mobile residents.
 3. Only a few written comments (Q 26 & 29, 2016 - 17) support dispersed building through the villages which may be part of the solution, although this would potentially change housing density and character of the villages, alter the green space balance (which residents strongly want to preserve), and lose the ability to include affordable housing in developments because of scale. This is not a clear view. When specifically asked where development should go (Q22), only about 15% selected *"within existing gardens."* More than one answer was possible.
 4. In contrast, green spaces within the villages are strongly defended (See 4.10 to 4.13 above) to preserve the village character, well-being and wildlife. The continued separation of Brookhouse and Caton is also strongly favoured with only 3 responses suggesting building there.
 5. There is strong support (Survey Responses 7) for preserving the green fields around the villages, and that ribbon development should certainly be avoided to preserve village/landscape character. When specifically asked (Q22) *"Our village will have to find space for more housing. Where should it go?"* only about 13% ticked *"on green field land on the edge of the village."* (More than one answer was allowed).
 6. From the AONB perspective, visibility, sky-line and scale of developments are all important aspects of siting as well.
 7. Q B4 in the Housing Section of the 1992 survey suggested possible need for agricultural/rural workers. In the 2016-17 Residents' Survey, Q11 and Q12 for farms showed 9% wanted to diversify, 49% unsure whilst 14% need to change the use of farm buildings with 60% unsure. This might include conversion to housing or business premises. Q22 (for everyone) showed 73% were in favour of conversion of redundant agricultural buildings for development. Discussions in the NDP Steering Group also support appropriate sympathetic conversion of un-used barns on farmyards for other purposes if this is necessary for maintaining security or sustainability of the farm. This needs exploration to see if

planning can/should be eased. There is one written comment to this effect.

4.34 The NDP Steering Group has carefully considered whether a land allocation approach should be undertaken and decided against, preferring a criterion based approach alone. The comment made at Para 4.33 Point 1 above supports this.

4.35 In coming to this decision, the NDP Steering Group have considered the Caton and Brookhouse sites included in the Lancaster City Council Strategic Housing Land Availability Assessment (SHLAA) (2015).¹

4.36 With regard to the sites identified as being deliverable, these sites represent inappropriate major development in the AONB which significantly encroaches into surrounding countryside. In addition to the constraints of the AONB status, there are local concerns in relation to each of these sites - all of which are clearly visible from many vantage points both within the Parish and from outside it looking back into the AONB. Additional local concerns are as follows:

Site 90 – Considered to be a sensitive location, with a narrow single track access, and would result in the loss of a significant number of mature trees resulting in high visibility when approaching the village travelling from the west (Lancaster side).

Site 99 -Would extend settlement significantly westwards, and due to topography would be prominent when travelling towards Caton from the west and south west. Access/Highway safety is identified as a further issue as Quernmore Road is narrow and windy, with many cyclists using it due to its status as part of the North Lancashire Cycle Route. The site is also a significant distance from the village centre and facilities located there.

Site 100 - Would extend settlement significantly westwards, and due to topography would be prominent when travelling towards Caton from the west and southwest. Access/Highway safety is identified as a further issue. (see Site 99). The site is also a significant distance from the village centre and facilities located there.

Site 101 – Would extend the village significantly southwards. Access/ Highway safety is identified as a further issue (see Site 99). The development of this site would result in the loss of the school playing field which also has a long record of community use in addition to the educational use by the school. The site is also a significant distance from the village centre and facilities located there.

4.37 The Steering Group consider that the overriding consideration has to be the location of the Parish in the Forest of Bowland Area of Outstanding Natural Beauty, and the reasons for designation which include: the grandeur and isolation of the upland core; the steep escarpments of the Moorland Hills; the undulating lowlands; the visual contrasts between each element of the overall landscape; the serenity and tranquillity of the area; dark skies at

¹ <http://www.lancaster.gov.uk/planning/planning-policy/strategic-housing-land-availability-assessment-shlaa>

night; the distinctive pattern of settlements; the wildlife of the area; and the landscape's historic and cultural associations.

Standard of Design:

- 4.38 AONB status requires a higher standard of design in character with the vernacular buildings and landscape. Views expressed throughout all surveys and consultations are very strongly in favour of this, wishing to preserve the character of the Parish and AONB from the many uniform / standard housing designs so often found elsewhere in the country. Points particularly supporting this are:
- The call (73%) for the centre of Caton to be a Conservation Area in 1992.
 - Field boundary character (above: Landscape and Natural environment) could be reflected in villages too.
 - The choices and comments on "favourite views" within the villages almost confined to traditionally built sites.
 - In a petition (> 500 signatures, door to door visits) to save the grounds of Moor Platt organised when it was put for sale, a surprisingly large number called for the original building stone to be re-used for the new building(s) (personal communication).
 - A very high proportion of questionnaires in the 2016 – 17 survey had replies to Q26: *"People often have strong feelings about the design of new homes, Please tell us your views on what new homes should look like."* Many gave additional views on this topic in Q29: *"Anything you would like to add on housing in the village?"* These should be read, but (expressed in various ways) there was an almost uniform request for a vernacular style, many adding using local building materials; facing or building in stone; limiting to 2 storeys without steep sloping roofs or "not too high"; having variety or avoiding "bland estate houses". Others suggested: matching colours to the area of building; not too crowded with adequate gardens and or lots of green space to keep the open village feel; enforcing AONB standards; avoid diluting standards; being ecologically sound and insulated; be low density; not contribute to flood risk; allow "creativity that is responsive to the environment"; and decent size rooms / storage space in cupboards; and with enough parking space. Three suggested specific examples of good practice (one of the new build in Arkholme, another the houses opposite the bus stop at the end of Quernmore Road, another the new terraced houses in Dunsop Bridge). Two other suggestions of building style were cited: one suggesting a modular approach to 2/3 room properties being erected on prepared sites suitable for the rental market; another suggested they *"should fit in and some of the larger village houses in Brookhouse should be converted into flats or demolished and changed in to terraced houses as locals won't be able to afford them"*. Others asked for terraced housing. One suggested that houses should be built in stone (if the new homes are located alongside old stone properties), or something completely modern without trying to fit in as happened at Moor Platt. Indeed, many cited Moor Platt as a poor example of design for the village for various reasons. Uniform blocks of reconstituted stone is not popular. One thought Moor Platt was fine. Renewable energy (solar panels, ground heating) were mentioned, as were low stone (boundary walls) commonly seen round gardens to reflect fields nearby.
- 4.39 The informal consultation (February – March 2017) confirmed these points, and added that the colour of any new or reconstituted stone should be much

closer to local stone colour seen in the village than recent builds had used, and should be less uniform.

- 4.40 Dark skies at night are valued (2016 – 17 NP meetings and survey written responses), and the AONB needs them protected:

“Position Statement:

5.1 *It is considered that exterior lighting proposed as part of any new development, within or affecting the boundaries of the AONB, should be **the minimum required and only appropriate to its purpose, so as to protect the area's natural surroundings and intrinsic darkness.***

5.2 *Proposals for exterior lights should follow the AONB Guidance and Good Practice and should be able to demonstrate **that there is not a significantly adverse effect, individually or cumulatively, on: the character of the area; the visibility of the night sky; biodiversity (including bats and light sensitive species); and residents, pedestrians or drivers.***”

- 4.41 We recommend adopting the AONB Guidance and Good Practice for this.

The Local Economy

- 4.42 The local economy is essential to sustainability. This is examined under the following categories: employment; maintaining existing businesses; enabling local business expansion and start-ups; and attracting new businesses in.

- 4.43 **Employment:** The employment status of residents from the 2002 REAL and Q7 in the 2016-17 NDP Survey respondents showed that the largest group is retired people followed by working in full time paid employment. Self-employment and part-time paid employment have both risen slightly since 2002. Unemployed and available for work remains stable at less than 1% detected (which accords with 10/1219 “household reference persons” in the 2011 census) and whilst important, does not appear to be a major community issue.

- 4.44 Travel to work data is available only from 1992, when 46% worked within the Parish and another 43% within 10 miles of the Parish. 7% worked between 11-30 miles and 5% more than 30 miles from the Parish.

- 4.45 There is little information on the need for more local (paid employment) opportunities in the community. A small number of written comments were made in the 2016-17 Residents’ Survey covering the following topics: work needs to be available for young people /children/grand-children to stay in the village; 8 complaints about cost and frequency of busses making it difficult to work elsewhere (some young people reported to have left the village for these reasons). This is supported by 19 calls for better bus services at the public meeting in October 2015 and suggests there may be a hidden need for employment in those unable to drive. One stated “*Not enough employment opportunities*” and another “*there is a desperate need to attract new employment to Caton and Brookhouse and more shops or even a market!*”.

- 4.46 **Maintaining existing businesses:**

- Respondents highlighted concerns about the loss of some businesses (banks, butchers and especially the near loss of the Post Office) and others stated no more should be lost.

- The predominant request in this context from businesses and residents was for high speed broadband, specifically B4RN, to be rapidly introduced (see infrastructure).
 - One wanted somewhere to store materials, another a safe lock up for tools, and a third wanted a garage to rent.
 - Some respondents wanted re-instatement of the bus service timetables.
- 4.47 Parking was not mentioned in this setting, though measures to increase trade were not specifically addressed. Neither were there any identified comments relating to the schools or farms here. However, see infrastructure point 4.59 below.
- 4.48 **Enabling local business expansion and start-ups:** Two sets of questions in the 2016-17 Residents' Survey were offered: one to people who had a business in the village (Q 8 – 10), the other to farms Q 11 – 12). A further question for any other comments open to all followed (Q 13). However, numbers show that Q9 on the position of new premises was answered by a lot more people than those involved in business and should be interpreted accordingly. See also some comments in 4.46 - 4.47 "Attracting New Business".
- Just under 10% of business responses want to expand their business in to another property. A similar number of farm responses are looking to diversify. Just under 40% and 50% respectively are unsure, the rest do not want to.
 - For new employment/business premises in the village, around 7% wanted units within a residential development and another 7% construction of new buildings with 85% wanting conversion of redundant buildings, 11% uncertain. However, this result is likely to have been skewed (see response rate above).
 - On farms 14% are likely to need to change the use of buildings, 60% are unsure and 25% do not want to do so.
- 4.49 This demonstrates there is a planning/development need for existing small local businesses to thrive in the village and may be part of the solution to increasing employment (not assessed). Similarly, farms may need support for their developments. These are the businesses most likely to be appropriate to the Parish and its sustainability.
- 4.50 High speed broadband is equally important to attracting new businesses to the Parish and maintaining existing businesses in the Parish.
- Attracting new businesses:**
- 4.51 First some context: As long ago as 1992, the Highways Depot was perceived as a location suitable for light workshop development should it become available. The site due to its central location would ideally be suitable for small business units and specialist housing for the elderly.
- 4.52 A similar site on the A683 (Bargh's TNT garage) became available, and although an application for planning permission for redevelopment for residential was refused by Lancaster City Council, it was later granted on appeal.
- 4.53 Currently, feedback suggests that there is no local demand for such a moderate sized site, although there may be for either smaller units or for new businesses (appropriate to the AONB). Secondly, the **Forest of Bowland AONB has policies (and structures)** to ensure "resilient and

sustainable communities” appropriate to the area and this includes businesses:

Local Economy and Rural Services

- Support the retention of services (e.g. health centres, post offices, schools, shops, public transport, public toilets and car parking) within local communities of the AONB and resist developments which would result in their loss
- Support affordable housing and workspace initiatives within the area, where development meets local housing, employment and business need and will also conserve and enhance the AONB landscape
- Support landscape-sensitive delivery of super-fast broadband and mobile telecommunication networks throughout the AONB
- Review and remain up-to-date with current rural growth and development funding mechanisms, particularly government and European Union funding programmes.
- Promote local businesses, products and services

Sustainable Tourism

- Provide one-to-one support and advice on sustainable tourism for businesses in and around the AONB
- Actively recruit and support sustainable tourism partners, Bowland Experience members and green tourism accredited businesses

The emphasis is on sustainable, appropriate and local businesses that will conserve and enhance the AONB.

Local Needs:

The 2016-17 NDP Residents Survey and meetings expressed several views in comments:

- A significant number advocating the village was large enough, does not need any more businesses – “it’s not an industrial estate!”, prevent urbanisation, and similar.
- At the other end of the scale, a medium-sized super market was requested by one responder in the survey and two “perhaps an Aldi or Lidl” in the post-it note feedback from the October 2015 meeting. This is clearly not in accordance with the AONB Management Plan policy.
- In the middle (and see employment) were calls for smaller local businesses in the right area such as “*build on Parish strengths and small business types proportionate to the Parish and not become an out of town development for Lancaster.*” Specific suggestions were several for cafes / tea rooms (10 ticks in Nov 2016 public meeting alone), a Bed and Breakfast, more shops and even a market, a studio in a craft centre, and conversion of un-used farm barns. One called for home offices in gardens. Another wants to work from home but thought the rules on Council House tenants needed changing.

- 4.54 It is unclear what external influences might evolve to affect this, but tourism and the internet appear to provide some opportunity for local development.

Community Facilities and Services, including Recreation

- 4.55 This Section really gets to the heart of the “well-being of the community”, so starting with the “*What do you like*” and “*don’t you like about living in this village*” questions, the **facilities and services** get frequent praise particularly the GP surgery, having a post office and pharmacy, range of shops, a vet, and especially the Victoria Institute with its activities and IT

room + staffing. Green spaces and wildlife are mentioned above and recreation below, though all receive praise. Some praise the availability of activities for young people.

- 4.56 The over whelming area of criticism is reduction in bus services and transport links for services (which falls out-with the remit of planning). However, a small number criticise loss of post office (meaning move from Caton to Brookhouse), poor quality of the pubs (one is currently being re-vamped after an independent take-over), loss of the library, and some decrying disproportionate cuts to rural areas, e.g.: *“when rural public and other services are cut there are no alternatives as compared with urban public services ..libraries, banks..... There are fewer accessible entertainment and sport facilities for children and young people.”* Some calls to improve the pavilion (Station Field), the Victoria Institute, and the scout hut. There were 6 other mentions for children and adolescent facilities, one for activities for women aged 20 - 50. Other single mentions include: parking at the Victoria Institute (street parking elsewhere mentioned more, including by the Baptist Church), and one saying the Victoria Institute has limited facilities compared to Halton and Hornby.
- 4.57 The specific question (Q18) on transport, traffic, parking, and buses was again dominated by the inadequacy of the bus services, but confirmed views on parking problems especially for street parking on Brookhouse Road in Caton, and when a service/function occurred outside Brookhouse Methodist Church. However, people only wanted very limited yellow lines e.g.: at the Copy Lane road junction and one suggested using a one-way system with Copy Lane and Quernmore Road. A very small number said parking was limited by shops.
- 4.58 Caton Baptist Church is looking for a new building, but cannot find a suitable alternative site in the village.
- 4.59 Children want better Wi-Fi/internet connectivity throughout (including mobile phones), and a new footpath between Gresgarth and Caton with maintenance of other paths.

4.60 **Recreation:**

Points below summarise the wide range of in- and out-door suggestions for improvement in the Parish from the public meetings in October 2015 and November 2016, linked to the Adult Residents' Survey. Note also the Young Persons Survey (weblink, Appendix 2) where there is strong support for a skate park despite many travelling to Halton to use the one there, and that this was also in the adult responses. There was also common ground for a footpath between Gresgarth and Caton Primary School in both age groups. Outdoor football, cricket, and other sport facilities together with a meeting place were also commonly requested.

4.61 Outdoor facilities:

- Widespread and strong calls for maintaining and extending the River Lune Millennium Park (cycle way) mainly to Hornby, then Kirby Lonsdale and/or Wray and Wennington. A couple of calls for one along Quernmore Road which has heavy traffic and is difficult to overtake on yet is also part of the North Lancashire Cycleway. Improvements might also enhance tourism opportunities. Several calls for more cycle racks.
- A skate Park / ramp or skate board park mentioned x21 at the November 2016 meeting and various questions in the NDP survey.

- Calls for footpaths to be maintained and kept open, improving countryside access. There was strong support to create a public footpath from Gresgarth to Caton Community School (x8) at the public meeting (November 2016). One for an upgrade of footpaths both sides of the river from Crook O' Lune up to the public foot bridge.
- Allotments supported (x8 at public meeting, Nov 2016; long track record on PC business and an active campaign group).
- Many want to protect or improve playing fields and playgrounds, especially behind the Station Hotel. Several want a new club house / pavilion there too.
- Out-door gym equipment / trim trail for adults to use while children play or trim trail (x6)
- More sports for the elderly (rounders, netball, hockey and horse riding)
- Maintain cricket bowls and tennis. (one call for a public tennis court as the club was expensive).
- Basketball space for the young
- A cycle / running track
- A 4g pitch here or in Halton / all-weather court with floodlights for 5 a side football / hockey/ netball / tennis
- Unspecified sports facilities for older youth
- A dog park away from live stock
- More benches around the village.
- Public toilets for the play park x2.

4.62 Indoor facilities:

- Better advertising for what is there, especially at Caton Community Primary school.
- Some said there was a good balance in the village with others nearby, some the provision was fine, but there were several wanting to improve the Victoria Institute provision or have larger halls and a wide range of other suggestions of varying expense were made – several wanting a swimming pool at the top of the range. Evening activities for teenagers specified (one specifically for Brookhouse).
- Other suggestions included: A meeting place-sports hall like at Halton / upgrade or provide a contemporary village hall; upgrade the sports pavilion (Station fields); upgrade the Church Hall / Scout hut; an indoor multi-sports hall; tea rooms; gym; badminton and yoga in a bigger hall; table tennis; 6 a side football, basketball, and racket sports; indoor tennis; climbing wall; youth club; art gallery; a cinema in the Victoria Institute; more clubs / cultural groups / craft activity in the Victoria Institute.
- Note: A couple suggested combining resources to re-develop the Church Hall and scout hut into one facility, possibly combining with St Paul's pre-school to maximise resources upgrades / re-building / enlarging. Could this principle be followed more widely to achieve this and then repurpose some of the others?

4.63 The graphical display to Residents' Survey Q30 *"More development will bring increased pressure on village amenities. What do you think of these services now? And what might need improvement?"* helps to balance the overall Parish priorities in these areas. (*Appendix 2 weblink*).

4.64 The last bullet point under indoor facilities may be the most practically useful suggestion for significantly enhancing facilities through the Parish.

Infrastructure and Flood Risk

- 4.65 The important issue is a need for superfast broadband, in which regard B4RN is almost always specified.
- 4.66 Car parking is mentioned above with a few calls for more. This may increase with development. Indeed, following the change of ownership of the Station Hotel and reasonable alterations to its parking restrictions, there has been increased need for further car parking provision in Caton, to relieve Brookhouse Road.” This was put forward during the February/March 2017 informal consultation.
- 4.67 Many specify that new developments must all ensure adequate infrastructure is provided or enhanced to allow them to progress.
- 4.68 A small number of mentions for renewable energy and against further wind turbines are made.
- 4.69 In previous surveys, concern about flood risk seemed lower than in other districts in the North West. This appears to have increased since Storm Desmond and is now regarded as important – both for river flooding and for surface run off. Reducing flood risk by use of SUDS procedures in built up areas are requested, and other “slow the flow” measures elsewhere. The LCC has policies on this. The Lune Rivers Trust (a charity which has a number of members and Trustees in the Parish) can also give advice on appropriate measures.

SECTION 5: Vision and Objectives

An Neighbourhood Development Plan is required to have a vision and a clear set of objectives. The vision is a statement of how we want the Parish to be at the end of the plan period in 2031.

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 the 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 for the long term. The other Objectives are all subject to AONB status too.

Objective 2: To protect and enhance the historic environment and the 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.

SECTION 6: Policies and proposals

This section of the Caton-with-Littledale Neighbourhood Development Plan sets out the policies and proposals that will be used up to 2031 to achieve the aims and objectives. The approach is consistent with National and District planning policies and addresses key planning issues in a way that strikes a reasonable balance that is supported by the local community.

Summary of key planning issues for Caton-with-Littledale

From the information and evidence gathered so far, the following key planning issues have been identified which the Neighbourhood Development Plan should address:

- Conserving and enhancing the outstanding landscape and natural environment
- Protecting historic environment and settlement character
- Providing new homes, especially affordable homes, of appropriate types, sizes and tenures to meet local needs
- Encouraging high quality design and sustainability of new development
- Supporting a sustainable local economy
- Protecting and improving community facilities and services, including recreation
- Improving local infrastructure
- Managing flood risk and water quality

6.1 Conserving and enhancing the outstanding landscape and natural environment

Policy CL1: Conserving and Enhancing the Outstanding Landscape and Natural Environment

All new development will have to show regard to the distinctive landscape character and special qualities of the Forest of Bowland Area of Outstanding Natural Beauty. New development proposals will be required to demonstrate consideration of the following landscape design principles:

- 1) give great weight to conserving and enhancing the landscape and its character, reflecting local distinctiveness, natural beauty, vernacular style, scale, features, and building materials; and
- 2) take account of and respect the relevant landscape character types and features identified in the Forest of Bowland AONB Landscape Character Assessment, the Historic Landscape Character Assessment, and other relevant evidence; and
- 3) ensure that the location, layout, scale, design, proportion, massing, materials, and colour conserves and enhances what is special and locally distinctive about the landscape, seascape, settlement and historic character; and
- 4) retain the existing scale and pattern of the landscape, with its characteristic highly diverse mosaic of contrasting landscape types; and

- 5) retain, integrate, and enhance distinctive natural, semi-natural, cultural, and historic features including hedgerows and drystone walls; and
- 6) conserve traditional farm buildings and barns in the wider countryside; and
- 7) conserve and enhance undeveloped land between settlements, maintaining settlement separation; and
- 8) conserve and enhance visual amenity, significant views, landscape feature, and the sense of space, and place, avoiding the introduction of intrusive elements or compromise to the skyline; and
- 9) avoid harm to the wider landscape, including cumulative impacts, and prevent urbanisation and increases in noise and light pollution, reducing it where there is scope to do so; and
- 10) include a robust Landscape and Visual Impact Assessment demonstrating the level of impact of the proposed development; and
- 11) protect the surrounding countryside from encroachment by major or significant development into it; and
- 12) ensure new boundaries are constructed using traditional forms such as hedgerows and drystone walls; and
- 13) encourage 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; and
- 14) improve and maintain connectivity of key habitats such as hedges, woodlands, streams, and rivers by providing linkages, corridors, and stepping stones of habitat – avoiding barriers – to allow movement of species including fish migration; and
- 15) ensure mature trees are retained and new trees are planted using native species as part of landscaping schemes.

Policy CL 2: Protecting Local Green Space

The following local green spaces (identified on Map 9 and individual maps in 9-1 to 9-7) are designated in accordance with paragraphs 76 and 77 of the NPPF:

- 1) Station Field sports ground
- 2) Station Hotel Bowling Green
- 3) Fell View Children's play area and field
- 4) Caton Community School grounds and playing field
- 5) St Pauls School Field
- 6) Parish woodland
- 7) River Lune Millennium Way
- 8) Becks side verge and trees

Inappropriate development will not be permitted within a Local Green Space except for very special circumstances. Development which will enhance, support, and facilitate the sustainability of the community needs, services, and purposes provided by the Local Green Space, as evidenced and identified in the Table (Table 5) below, will be considered appropriate. The design, scale, and size of

development will be required to be proportionate and reflective of/in keeping with each Local Green Space, the purposes of the designation and the community it serves. Development will also only be considered appropriate if it is in accordance with paragraph 89 and 90 of the NPPF.

Policy CL3: Area of Separation

In order to maintain the established pattern of development and conserve the character of the Forest of Bowland AONB and its distinctive villages, all future development should minimise the impact on the open character of the Area of Separation identified on Map 10. Development which would result in the further coalescence of Brookhouse and Caton will not be permitted.

Development will be assessed in terms of its impact upon the Area of Separation, including any harm to the effectiveness of the gap between settlements, and, in particular, the degree to which the development proposed would compromise the function of the Area of Separation in protecting the identity and distinctiveness of settlements.

Policy CL4: Dark Skies

To minimise light pollution and to maintain the views of our night time skies, planning proposals that include external lighting and significant openings that would allow internal lighting to be seen externally will have to demonstrate the following:

- 1) They have undertaken an assessment of the need for lighting and can demonstrate need; and
- 2) *The proposed lighting is the minimum required and only appropriate to its purpose, so as to protect the area's natural surroundings and intrinsic darkness; and*
- 3) The nature of the proposed lighting is appropriate for its use and location. The Institution of Lighting Professionals (ILP) has provided guidance on acceptable levels of illumination for specific areas. Applicants will be required to assess the need for lighting, whether the benefits of the lighting outweigh any harm caused, and any alternative measures available; and
- 4) There is not a significantly adverse effect either individually or cumulatively on:
 - i) the character of the area; and
 - ii) the visibility of the night sky; and
 - iii) biodiversity (including bats and other light sensitive species; and
 - iv) residents, pedestrians or drivers.

It is recognised that many traditional buildings may have 'significant openings' where internal lighting will be a natural consequence.

Justification

- 6.1.1 Policy SC5 of the Lancaster Core Strategy (2003-2021) states that *the Council will work with developers, local and national stakeholders and communities to maintain and improve the quality of development by seeking to ensure that throughout the District and particularly within [inter alia] Areas of Outstanding Natural Beauty, new development is of a quality which reflects and enhances the positive characteristics of its surroundings including the quality of the landscape, results in an improved appearance where conditions are unsatisfactory, complements and enhances the public realm and, in high profile locations, creates landmark buildings of genuine and lasting architectural merit.*
- 6.1.2 Policy DM 28: Development and Landscape Impact states *that in determining planning applications, the Council will attach great weight to the protection of nationally important designated areas. The Council will require proposals which are within, or would impact upon the setting of, designated landscapes to be appropriate to the landscape character type and designation.*
- 6.1.3 In the emerging Lancaster Local Plan (2011-2031) Policy SP8 seeks to maintain Lancaster Districts unique character. Policy EN4 relates solely to Areas of Outstanding Natural Beauty and states that the landscape and character will be protected conserved and enhanced.

Landscape character and natural beauty

- 6.1.4 The entire Parish lies within the Forest of Bowland AONB, a designated Area of Outstanding Natural Beauty. Reasons for designation included: the grandeur and isolation of the upland core; the steep escarpments of the Moorland Hills; the undulating lowlands; the visual contrasts between each element of the overall landscape; the serenity and tranquillity of the area; dark skies at night; the distinctive pattern of settlements; the wildlife of the area; and the landscape's historic and cultural associations. Major development is not permitted in AONBs unless exceptional circumstances exist. The Neighbourhood Development Plan has included this as part of its overall approach so that the special qualities of the area can be enjoyed today and by future generations. To help with this, the Forest of Bowland Landscape Character Assessment provides guidelines on how to protect and enhance the different landscape character types which occur in the Parish.
- 6.1.5 The Forest of Bowland AONB Landscape Character Assessment describes 14 Landscape Character Types, 7 of which fall within Caton-with-Littledale Parish (*Map 2*):
- A. Moorland Plateaux
 - B. Unenclosed Moorland Hills
 - C. Enclosed Moorland Hills
 - D. Moorland Fringe
 - F. Undulating Lowland Farmland with Wooded Brooks
 - I. Wooded Rural Valleys
 - J. Valley Floodplain
- 6.1.6 Particularly relevant characteristics of the Caton (F4) Landscape Character Area, which includes the villages of Caton and Brookhouse, are:

- A patchwork of small to medium pasture fields deeply incised by wooded brooks and river gorges;
- A network of hedgerows and stone walls delineate field boundaries;
- Scattered farmsteads and clustered villages;
- Panoramic, open and framed views northwards across the wide floodplain of the River Lune; and
- To the south, the dramatic rising profile of the moorland hills forms the skyline backdrop to views.

Important open spaces, green gaps and corridors

6.1.7 Open spaces, green gaps and corridors are an important part of the landscape and the rural character of the Parish, provide views from, into and within the settlements and help keep individual settlements distinct. Open greenspace is also important to the health and wellbeing of the local community because of its contribution to a high-quality environment and opportunities for play, recreation and social activities, as well as maintaining an attractive environment for tourism. The preparation of the Neighbourhood Development Plan is an opportunity to look at designating both public and private important open spaces to protect them from development. This can include:

- sites that *do not* have public access but which make a substantial and important contribution to the landscape and the look, feel and rural character of the Parish, for example the green gaps which separate Caton and Brookhouse; and
- sites that *do* have public access and offer one or more types of recreational benefit, such as parks, gardens, children's play areas, general amenity space, civic space or outdoor sports pitches/facilities/grounds.

Biodiversity and geodiversity

6.1.8 The Parish has important wildlife and geology, with some sites protected at the highest level in national and international law, a number of locally protected sites and priority habitats, as well as a wider environment rich in wildlife. Lancaster City Council has adopted comprehensive policies on biodiversity and geodiversity, which have clear implications for the protection of sites within the Parish. However, there is scope in the Neighbourhood Development Plan to expand on some of the detail for example to ensure biodiversity can be enhanced by creating or restoring habitats and including measures to help urban wildlife e.g. swifts bricks and bat boxes. Particular measures, species, habitats, connectivity, geological features can be referenced.

Water, woodland, trees and green infrastructure

6.1.9 Rivers, streams, woodland, trees and natural planting and landscaping play an important role in the local natural environment and contribute to the biodiversity of the Parish. Multi-functional Green Infrastructure (GI) is important to underpin the overall sustainability of development by performing a range of functions. This means encouraging developers to incorporate landscaping, open space, enhancements for local wildlife into new developments, respond to climate change and provide suitable opportunities for recreation, all at the same time.

Dark skies

- 6.1.10 The Forest of Bowland is an area recognised for its dark night skies and visibility of the stars. A policy approach can ensure that any new development does not compromise this status by incorporating measures to minimise light spillage and avoid any intrusive lighting, reflecting the Forest of Bowland AONB position statement.
(http://forestofbowland.com/files/uploads/pdfs/aonb_ob_lighting_pos_stmt.pdf)

Local Evidence

- 6.1.11 Appreciation of and protection for the natural environment has been a strong feature of all previous reports in all age groups. Thus, the Parish Plan (2005) noted: *“that residents appreciated the special character of the Area of Outstanding Natural Beauty, and the central principle must always be borne in mind that our countryside, its plants and animals and the complex relationships they have with one another, are fragile and need particular care in their preservation.”*
- 6.1.12 Enhancing environmental issues was clearly thought to be important for both the built up and rural parts of the Parish: 67% of 1287 responses (*Parish Appraisal survey, 1992*) thought there should be special nature reserves in the village / Parish for wild flowers and animals. There were strong responses in favour of maintaining or extending hedges and for protecting small woods and lone trees. Requests for more trees, cleaning water ways and producing a village pond were suggested. In 2002, there was significant concern for the loss of wild flowers and birds.
- 6.1.13 The environment was mentioned spontaneously during early NDP public meetings despite primarily discussing development issues, e.g.: need for good environmental planning with any development; keep the village rural, protect the countryside; ensure wildlife is protected; and Crook o’ Lune [valued].
- 6.1.14 The November 2016-January 2017 Residents’ Surveys confirmed very strong support for maintaining and enhancing the natural environment and for the Forest of Bowland AONB.
- Q5 “What do you like about your village?” very strongly advocated the rural location and beautiful scenery / countryside including access to it from a village with friendly community spirit.
 - For Q 16 94.9% rated the countryside around the village very important, 4.7% quite important and just 2 replies not at all important or “dependant on location, not that important if on outskirts”.
 - In “Any other comments on the Forest of Bowland, landscape and countryside?” one comment seemed to sum up the many: *“We are undoubtedly privileged to live in such a beautiful landscape including moorland, farmland, sloping valley sides, wooded tributary valleys of the Lune and the Lune floodplain itself. Walking and cycling are very important local pastimes and the Parish has an excellent network of paths and bridleways that local people (and visitors) clearly value enormously. Birdlife is abundant. Therefore, maintaining the rural environment in a manner that reflects the special statutes given to the AONBs is critical to the landscape legacy we leave to younger and future generations.”* There were many calls to preserve it, to protect green fields from development, use brownfield sites, to keep the dark starry skies at night, to enhance the wildlife areas and keep the “wonderful

patchwork of varied habitats" including woodland. Some commentators also wanted to get rid of the windmills.

- The extensive list of favourite views with comments volunteered (Q 15) also support the value attached to this landscape.

6.1.17 The March 2017 informal consultation involved proposing options for inclusion in future Neighbourhood Plan policies relating to protecting the landscape and natural environment of the Parish and how the Neighbourhood Plan would seek to do this. The responses received indicate that 94.6% of respondents agree with the proposed approach for protecting the landscape and natural environment.

6.1.18 **Green spaces** in and around the villages are all consistently strongly valued.

Past reports and surveys showed:

- 67% of 1287 responders (Village Appraisal 1992) wanted "*special nature reserves in the village/Parish for wild flowers and animals.*"
- IN 2002 (REAL report) had no specific questions, but young people liked the cricket pitch (Station Field), lots of space, Big field for football, the park, big trees to climb, the beck, wildlife and pets. Adults in the wish tree and stick a star approaches wanted a village pond.
- In a petition (> 500 signatures, door to door visits) to save the grounds of Moor Platt when it was for sale, more than 95% of respondents wanted the grounds preserved as a village green (*personal communication*).

6.1.19 Current information shows:

- Spontaneous "post-it note" ideas from the two NP meetings clearly value green spaces and in some cases wanted additional ones creating, including allotments. Feedback examples include where building should and should not occur as well as more specific reference to green spaces in environment, leisure, views etc. An early controversial suggestion to consider house building between Caton and Brookhouse was specifically clarified in the 2016-17 survey and the March 2017 informal consultation as well as in earlier discussions at displays. There was an overwhelming desire to keep the area either side of Brookhouse Road as an undeveloped Area of Separation in order to maintain the distinct identities of the two villages in their rural setting.
- The November 2016 – January 2017 Residents' Survey asked (Q 14) for free text answers to "Which green spaces in Caton-with-Littledale matter to you and your family?" and over 90% responded. About 25% valued "all of them" with or without specifying favourite(s). The next top four sites were the Gala field / Station field; open space / fields along the Artle Beck separating Caton and Brookhouse; Fell View /Caton Playground; and the Cycle path (*River Lune Millennium Park*). Other sites: See survey results, link in Appendix 2.

6.1.20 Where given, reasons for keeping green spaces include sports and leisure especially for children, well-being and enjoyment of residents and visitors, and wildlife / wildlife corridors.

6.1.21 Results from the March 2017 informal consultation clearly show that 94.6% of respondents who answered the question agreed that the landscape character and natural environment of the area should be protected. In addition, many identified the specific Local Green Spaces which are included in this plan.

6.1.22 During the February/March 2017 Drop-In events, a star count was carried out in relation to the Green Spaces identified for inclusion in the emerging Neighbourhood Plan. The star count for the Green Spaces was as follows:

Station Field	36
River Lune Millennium Park	43
Area of Separation	33
Caton County School	33
Fell View	30
Caton St Pauls Playing Field	30
Other	3

6.1.23 In addition, everyone spoken to at the drop-in sessions wanted the Green Spaces preserved.

6.1.24 The following table identifies how the proposed Local Green Spaces satisfy the criteria within the National Planning Policy Framework (paras 76 and 77). In addition, a full assessment of the Local Green Spaces is available as a separate document.

Table 5: Local Green Spaces Justification

Name of Site	Distance from Local Community	Special Qualities/Local Significance	Extensive tract of land
1. Station Field sports ground	Within village	This field is also referred to as the Gala Field or the Sports Field. It is in the centre of the village, alongside the Station Hotel and the A683 and is largely surrounded by houses. It is used for the annual Caton Gala every June. There is a procession from Brookhouse, displays, stalls, food, sports including a fell race, competitions, a bouncy castle and a small fairground. The Gala brings together all sections of the community and attracts large numbers of residents and visitors (weather permitting!). It also raises money for local organisations. During the rest of the year, it is used by local football clubs (junior and senior) and for cricket in the summer. There is a pavilion and the field is maintained by the Caton Sports Association. Informal recreational use by children and by adults is valued throughout the year.	No
2. Station Hotel Bowling Green	Within village	The Bowling Green is a traditional walled bowling green owned by the Station Hotel. It is the home for the long-established local bowling club. Members can learn to play, practice and take part in matches too. There is good provision for spectators. Many older residents value this well-maintained space which provides social interaction as well as outdoor physical activity.	No
3. Fell View Children's play area and field	Within village	This area in Caton is surrounded by housing and is well used by local children, often accompanied by their parents, and young people. At one end is a well-equipped, fenced, safe playground for children under 14. As well as a sandpit, there are swings, a roundabout, a	No

		<p>zip-wire, climbing net, a tree castle and other play equipment, and benches/picnic tables for parents/carers. It is inspected and maintained by the Parish Council. The rest of the area is flat open grass with a few shrubs and trees. The grassed area is cut throughout the summer and used for informal games by all age groups.</p>	
4. Caton Community School grounds and playing field	Within village	<p>The grounds are used by the school for the normal range of outdoor activities. The Community Sports Hall at Caton Community School can be booked by the wider community for events such as jumble sales and fitness groups, and the facilities offered include the separate playing field, which is used by the junior football team. The area is also used informally by many local residents, especially those living in the Broadacre area. It is crossed by a public footpath.</p>	No
5. St Pauls School Field	Within village	<p>The grounds are bounded by a beck and trees on two sides and by housing on the other and are well used by the school for activities throughout the year.</p>	No
6. Parish woodland	Within village	<p>This is an area of land adjacent to Caton Community Primary School. Artle Beck runs through it. It contains several mature trees and a public footpath leading to a footbridge over the beck. The footpath through the woodland is well used by residents for running, walking and dog walking as it leads to Brookhouse and to the Forge Mill area of Caton.</p>	No
7. River Lune Millennium Way	Within Village and extending east and west from the village	<p>The disused railway track from Glasston Dock was converted into a cycle way and footpath and runs through the north of the Parish, between the A683 and the river Lune. It is lit along part of its length and so is popular with cyclists commuting into Lancaster and Morecambe even during the hours of darkness. During the day, leisure cyclists, walkers, children with bikes and scooters, and dogwalkers enjoy being able to walk without the noise and danger of traffic on the busy A683. The track is levelled and fairly flat which makes it accessible for all age groups to enjoy. Alongside the track there is a wide grass strip, with trees and mature hedges and wet ditches. Some areas have been planted for wildflowers, including bee-friendly plantings by Lancaster Beekeepers. Within our parish there is access at Bull Beck Car park in the East and at Station Road. At the West end, the Millennium Way crosses the Lune by bridge into the neighbouring Parish of Halton, where there is the Crook o' Lune car park, toilets and refreshments.</p>	No

8. Becks side Verge and Trees	Within village	Becks side is an area of mowed grassland, maintained by the Parish Council, planted extensively with spring flowering bulbs. The trees were donated by a member of the community and make a valued and beautiful contribution to Becks side. It is a relaxing and tranquil area, with a Parish Council installed donated bench at the centre, which is well used. It creates a visually pleasurable 'village green' feel to this area of Caton.	No
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Relevant Planning Policies

National Planning Policy Framework

Section 11: Conserving and enhancing the natural environment

Lancaster District Core Strategy

Policy SC 1: Sustainable Development.

Policy SC 5: Achieving Quality in Design

Policy SC 8: Recreation and Open Space

Lancaster District Development Management DPD (2011-2031)

Policy DM25: Green Infrastructure

Policy DM26: Open Space, Sports and Recreational Facilities

Policy DM27: The Protection and Enhancement of Biodiversity

Policy DM28: Development and Landscape Impact

Policy DM35: Key Design Principles

Emerging Lancaster District Local Plan Part One (2011-2031)

Policy SP8: Maintaining Lancaster District's Unique Character

Policy SP9: Protecting the Natural Environment

Policy EN4: Areas of Outstanding Natural Beauty

Policy EN5: The Open Countryside

Policy SC1: Neighbourhood Planning Areas

Policy SC2: Local Green Spaces

Policy SC3: Open Space, Recreation and Leisure

Emerging Lancaster District Local Plan Part Two (2011-2031)

Policy DM24: Open Space, Sports and Recreational Facilities

Policy DM26: Key Design Principles

Policy DM39: Green Infrastructure

Policy DM42: Development and Landscape Impact

Policy DM53: Protection of Local Services and Community Facilities

Policy DM54: Health and Wellbeing

6.2 Protecting the historic environment and settlement character

Policy CL5: Protecting the Historic Environment of Brookhouse Conservation Area and its Setting

All new development within or adjacent to the Brookhouse Conservation Area, (Map 6 and 7 (Townscape Appraisal Map)) will be expected to conserve and/or enhance the special character and positive attributes of the conservation area, must outweigh any harm caused and must outweigh any alternative measures available. New development proposals will only be acceptable where consideration has been shown to the following design principles:

- protects, conserves, and - where possible - enhances both designated and non-designated heritage assets and historic landscape character; and
- promotes high quality bespoke design which responds positively to the local character and context and uses traditional materials appropriate to the area; and
- reflects the character, scale, mass, height, and form of existing locally characteristic buildings, and incorporates design details and materials to be harmonious with local character and its wider setting including the colour of materials; and
- no loss of features which contribute to the special character of a building and the area; and
- proposed uses are sympathetic and appropriate to the character of the existing building and will not result in any detrimental impact on the visual amenity and wider setting of the Conservation Area; and
- does not have a detrimental effect on key views identified in the Brookhouse Conservation Area Appraisal; and
- does not have a detrimental effect on buildings of special character identified in the Brookhouse Conservation Area Appraisal.

Development proposals within the setting of the Conservation Area will be expected to include an assessment of the impact which should include consideration of the following (non-exhaustive) list

- Proximity;
- Position in relation to key views;
- Prominence, dominance, conspicuousness;
- Dimensions;
- Scale;
- Massing;
- Visual permeability;
- Materials;
- Architectural style & design; and
- Changes to roofscapes or skylines

Policy CL6: Protecting the Historic Characteristics of the Area, including Local Listed Buildings and Features (Non-designated Heritage Assets)

Proposals would be expected to conserve and enhance the local historic character throughout the Parish.

Non-designated Heritage Assets will be identified by Lancaster City Council.

Where a non-designated heritage asset is affected by development proposals, there will be a presumption in favour of its retention. Any loss of the whole or part of such an asset will require clear and convincing justification. No loss will be permitted without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

Any special features which contribute to an asset's significance should be retained and reinstated, where possible, in accordance with paragraph 135 of the National Planning Policy Framework.

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

Proposals within the setting of a non-designated heritage asset will be required to give due consideration to the asset's significance and ensure that this is protected or enhanced where possible.

New buildings and any associated landscaping within the curtilage of a non-designated heritage asset, or in close proximity to one, should ensure that the setting is not compromised. Positive settings should be protected, preserved, and where possible enhanced by new development which should assist in better revealing the significance of the asset.

Justification

- 6.2.1 Brookhouse is a small rural village with medieval origins. The Brookhouse Conservation Area, focused on St Paul's Church, abuts open countryside to north, south and east although the village has expanded westwards (almost merging with the larger settlement of Caton).
- 6.2.2 The Conservation Area comprises well over 50 dwellings, the majority of which date from c.1650-1900. These historic stone-built dwellings (detached, semi-detached and in short rows) combine with a church partly dating from Norman times and restored in the 19th Century, a school and a chapel to create a place of special historic interest with a strong local identity. In order to delineate a clear boundary, the Conservation Area also includes some 20th century development that does not form part of the area's special historic interest.

- 6.2.3 The Brookhouse Conservation Area was first designated in 1981 by Lancashire County Council under provisions that are now contained in Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This defines a Conservation Area as ‘an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’.
- 6.2.4 The Brookhouse Conservation Area Appraisal available on Lancaster City Council’s website (www.lancaster.gov.uk) identifies negative features and issues in the Conservation Area. The above policy is included in the Neighbourhood Development Plan to ensure future development conserves and enhances the special characteristics of the Brookhouse Conservation Area.
- 6.2.5 Policy SC5: Achieving Quality in Design, of the Lancaster District Core Strategy (2003-2021) states that the Council will work with developers, local and national stakeholders and communities to maintain and improve the quality of development by seeking to ensure that throughout the District and particularly within [inter alia] Conservation Areas, new development is of a quality which reflects and enhances the positive characteristics of its surroundings including the quality of the landscape, results in an improved appearance where conditions are unsatisfactory, complements and enhances the public realm and, in high profile locations, creates landmark buildings of genuine and lasting architectural merit.
- 6.2.6 Lancaster City Council’s Development Management Policy DM30 protects listed buildings and DM32 protects the setting of Heritage Assets. However, because of the special significance of Brookhouse Conservation Area, it is considered that a specific approach that includes detailed design guidelines is needed in the Neighbourhood Development Plan to prevent insensitive development from harming the special historic nature of this part of the Parish.

Historic landscape and settlement character

- 6.2.7 The rich cultural history of the Parish is reflected in the landscape and settlement character, layout, form and pattern and numerous heritage features. Unlisted features, buildings, archaeology and parts of settlement character such as field patterns may well be locally important through their contribution to the local landscape and heritage but are vulnerable to adverse effects from insensitive development. Gradual incremental erosion of historic character over time is also an issue to consider. Lancaster City Council is in the process of preparing a Local Heritage List which will identify any such buildings and features.

The Neighbourhood Development Plan offers an opportunity to provide greater detail in planning policy to ensure local heritage is conserved and enhanced. Design of new development and alterations/extensions is critical to ensure that any new buildings are in keeping with the historic landscape and built environment.

Local Evidence

- 6.2.8 This topic was not directly addressed in any of the reports or surveys until the informal consultation (March 2017), and therefore was inferred from other commentary to that point. These all show the heritage is valued and developments should be in keeping with it:

- In 1992, there was a call for parts of Caton to be made a Conservation Area as occurred for Brookhouse in 1981 (943 / 1295 responses, 73%).
- There are widespread calls disliking modern developments (such as Moor Platt) and design uniformity that does not fit the character of the villages expressed through Parish Council meetings, verbal and “post-it note” responses at NDP public meetings and in free text answers to the November 2016 – January 2017 survey. Similarly, some of the comments on recent new build planning applications where a non-designated heritage asset is affected by development proposals, there will be a presumption in favour of its retention. Any loss of the whole or part of such an asset will require clear and convincing justification. No loss will be permitted without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.
- Any special features which contribute to an asset’s significance should be retained and reinstated, where possible, in accordance with paragraph 135 of the National Planning Policy Framework.
- Any extensions or alterations should be designed sympathetically, without detracting from or competing with the heritage asset. Proposals should relate appropriately in terms of siting, style, scale, massing, height and materials.
- Proposals within the setting of a non-designated heritage asset will be required to give due consideration to its significance and ensure that this is protected or enhanced where possible.
- New buildings and any associated landscaping within the curtilage of a non-designated heritage asset, or in close proximity to, should ensure that the setting is not compromised. Positive settings should be protected, preserved and where possible enhanced by new development which assist in better revealing the significance of the asset. to the LCC Planning Office have reflected this e.g.: both the Moor Platt and more recently Bargh site developments. A greater desire for vernacular design is noted.
- The same sources and the favourite views like the local fields, boundaries and the farms in the Parish, as well as wanting to keep the character of the villages as they are.
- Favourite views requested as part of the NDP process include many historic features within older parts of Brookhouse, Caton, Low Mill, and wider views encompassing them. Some quotes from the 2016-2017 survey encapsulate the values attached to them: *“all are important, that’s why I came to live in Caton. If it becomes more developed and loses its village feel I will likely move.”* and *“I love the view in all directions, it’s a beautiful part of the country and the buildings are picturesque too, so fit in well with the backdrop of the countryside.”*
- The March 2017 informal consultation supported the approach of the draft NDP, some responses that disagreed with it doing so because it was not worded strongly enough rather than because of its direction. Some emphasised that conservation should *“not prevent thoughtful and well planned development”*, but that this should include: *“Where buildings are adjacent to stone built properties, then an appropriate match of re-constituted stone or real stone should be used to reflect the local existing stone buildings. Recent new builds such as Moor Platt have not been close enough and do not match the area.”*

Relevant Planning Policies

National Planning Policy Framework

Section 7: Requiring good design

Section 12: Conserving and enhancing the historic environment

Lancaster District Core Strategy

Policy SC: 1 Sustainable Development.

Policy SC: 5: Achieving Quality in Design

Lancaster District Development Management DPD (2011-2031)

Policy DM30: Development affecting Listed Buildings

Policy DM32: The setting of Designated Heritage Assets

Policy DM33: Development affecting non-designated Heritage Assets

Policy DM35: Key Design Principles

Emerging Lancaster District Local Plan Part One (2011-2031)

Policy SP8: Maintaining Lancaster District's Unique Character

Policy EN1: Conservation Areas

Policy EN2: Designated Heritage Assets

Policy EN4: Areas of Outstanding Natural Beauty

Policy SC1: Neighbourhood Planning Areas

Emerging Lancaster District Local Plan Part Two (2011-2031)

Policy DM23: Key Design Principles

Policy DM27: Sustainable Design

Policy DM34: Development affecting Listed Buildings

Policy DM35: Development affecting Conservation Areas

Policy DM36: The setting of Designated Heritage Assets

Policy DM37: Development Affecting Non-Designated Heritage Assets or their Settings.

6.3 Providing new homes, especially affordable homes, of appropriate types, sizes and tenures to meet local needs

Policy CL7: Providing new homes of appropriate types, sizes and tenures to meet local needs

Over the plan period, within the villages of Brookhouse and Caton, proposals for new housing development in accordance with evidenced local Parish needs will be supported where the following criteria are met:

- 1) Gives priority to the re-use of previously developed land and/or the conversion of existing buildings; and
- 2) Well related to the existing built form of the villages; and
- 3) Proportionate to the existing scale and character of the settlement; and
- 4) Located where the environment and infrastructure can accommodate the impacts of expansion; and
- 5) Demonstrates good siting and design in order to conserve and where possible enhance the character and quality of the landscape; and

- 6) Would not lead to the loss of Local Green Space, shops or other community facilities; and
- 7) Appropriate highway access can be achieved; and
- 8) Contributes to character and amenity of village; and
- 9) Does not have a detrimental effect on the landscape or character of the Area of Outstanding Natural Beauty (AONB) and where possible enhances the character; and
- 10) Provides an appropriate mix of dwelling - size, type, and tenure - in accordance with an up-to date Lancaster Rural Housing Needs Survey to meet local Parish needs in accordance with robust Parish level evidence; and
- 11) Is in accordance with all other relevant policies within the context of the surrounding area.

Schemes are strongly encouraged to include smaller 1, and 2 bed homes, which are lacking in the Parish (see Section 3 – Housing) and a suitable proportion of housing designed for the ageing population and starter homes for first time buyers, and properties suitable for downsizers.

Schemes by Housing Associations and Community Land Trusts are strongly encouraged. Affordable Housing should be available in the first instance to the local community (in accordance with Lancaster Affordable Housing Policy).

With the exception of accommodation for agricultural or forestry workers (see relevant Lancaster Policy), proposals for new housing development in the wider countryside will be limited to conversion of traditional agricultural buildings providing:

- a) The building forms part of an existing group of buildings and is not in an isolated location (visually and physically); and
- b) There is no detrimental effect on the form, design, character, and setting of the building; and
- c) The building is capable of conversion without significant extension; and
- d) The building is structurally sound and capable of conversion without the need for complete or substantial reconstruction; and
- e) The conversion will not have a detrimental impact on the appearance or character of the landscape; and
- f) The conversion is in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, features, and building materials; and
- g) The conversion would not be detrimental to the continued agricultural operation of the farmstead as a whole.

The rebuilding or replacement of existing dwellings is acceptable subject to the following criteria:

- h) The residential use of the property should not have been abandoned.
- i) There would be no adverse impact on the landscape in relation to the setting, design or character of the new dwelling(s).

Any proposals will be expected to have regard to the Historic Environment Local Management (HELM) Good Practice Guidance on the Conversion of Traditional Farm Buildings

Justification

- 6.3.1 Lancaster City Council have indicated that Parishes preparing a Neighbourhood Development Plan should seek to contribute towards the overall Housing Requirement for the Lancaster district. Policy DM42: Managing Rural Housing Growth Sustainable Rural Settlements states that proposals for new housing in the settlements of Caton and Brookhouse will be supported (inter alia) and Policy DM41: New Residential Development states that residential development will be supported where it represents sustainable development.
- 6.3.2 The provision of new housing, especially affordable housing and starter homes, is one of the highest government priorities. Paragraphs 47-55 of the NPPF set this out in some detail, beginning with the requirement that Local Planning Authorities will use their evidence base to ensure that their district-wide Local Plan meets the full, objectively assessed needs for market and affordable housing, including identifying key sites for development. The Parish Council will work with Housing Associations and other providers to achieve supported types.
- 6.3.3 New housing developments should offer a range of housing sizes, types and tenures to meet identified local needs, including provision for vulnerable communities such as older people and people with disabilities.

Local Evidence

New Housing to Meet Local Needs

- 6.3.4 How to meet local housing needs is perhaps the most significant issue for the Neighbourhood Development Plan to address. The results of the Neighbourhood Development Plan consultations so far show that housing is one of the most important issues for residents.
- 6.3.5 The key challenge for the Caton-with-Littledale Neighbourhood Development Plan is to determine how best to achieve sustainable development to meet local needs in an appropriate way for the Parish, taking fully into account its location within the Forest of Bowland AONB. The need to conserve and enhance the landscape, natural beauty and rural character of the Parish needs to be fully considered in determining the location and scale of any new housing development. Any proposals, even if they meet the requirements in a 'providing new homes' policy, would still be subject to the provisions in the other policies in the Neighbourhood Development Plan.
- 6.3.6 There were two possible approaches that were considered:
- **Allocating sites for development** following an assessment of any suggested sites
 - Not allocating any sites for development and instead using robust **criteria-based policies** to make decisions about any proposals that come forward
- 6.3.7 Having looked carefully at the advantages and disadvantages of both these approaches, the Steering Group and the Parish Council consider that developing **criteria-based policies** represents the most appropriate approach for the Parish. (see Paragraphs 4.34 to 4.37)

- 6.3.8 This decision takes account of Lancaster District's emerging policies in relation to objectively assessed housing need, and also the overriding special landscape character qualities of the Forest of Bowland Area of Outstanding Natural Beauty and the requirement to ensure that new development seeks to preserve and enhance this unique and nationally recognised landscape.
- 6.3.9 Lancaster City Council is currently undertaking a District wide housing needs assessment which may provide up-to-date evidence about local housing need. There is no recent housing needs evidence available specifically for the Parish of Caton-with-Littledale.
- 6.3.10 Development on brownfield land is likely to have a lower landscape impact than greenfield development and may actually enhance settlement character and amenity. However, there may be issues regarding the amount of brownfield land, its availability and the viability of delivering development on such sites. Lancaster's Development Management DPD does not include policies on brownfield land, but does have an urban-focused approach to development.
- 6.3.11 A key type of new housing is affordable housing. The Council has adopted policies designed to increase affordable housing provision. Policy DM41 sets out the requirement for 30% affordable housing on sites of ten or more dwellings in rural locations, increasing to 40% on green-field sites subject to the development being viable. The emerging Local Plan may increase this to 50%.
- 6.3.12 The 1992 survey showed a stable (74% living in the Parish > 15yrs) but slightly older population with a balanced age structure (that has aged slightly to the 2011 census). 96 (15%) of households were looking for alternative accommodation. 56% wanted to move within the Parish and 24% to within 10 miles of the Parish.
- 6.3.13 In 2002 the REAL survey asked (Q 13) about the kinds of housing the local community needs. Housing for young people (93), for the elderly (61), and affordable housing for local people (180) were favoured over large family (14) and executive (8) homes, whilst 88 said no housing was needed.
- 6.3.14 In the 2016 – 17 Residents' Survey for Adults, Q24 & 25 clearly show greater need for smaller homes built in a variety of types suitable for both the young and elderly and with a variety of tenures especially affordable for sale and rent, 50% also wanting rented accommodation reserved for local people. Larger executive homes are not wanted as much. Putting this into a personal context, 203 / 296 replied to Q27: *"If you would like to stay in the village but move to a different house, which would you choose?"* Again smaller, starter home, bungalow or sheltered / retirement home when taken together exceed larger homes in 2016 – 17, although more than one answer was possible.
- 6.3.15 In broad terms this accords with LCC local housing needs predictions (2012) for the District population to 2031: *"The most significant feature is the projected growth of the 65+ age group by 61.8% over the forecast period, (amounting to) 15,200 more people, over 79% of the total growth"* and *"Within the 65+ age group, the 85+ group shows a large increase of 138.2%, 4,700 people by 2033"*. It accords with 2011 local census data on age and housing stock (Section 3: 3.30 & 3.31), with "post-it note" spontaneous feedback from NDP meetings and with comments made in the 2016-17 Residents' Survey, namely that:

- There is an un-met need for smaller houses of various sorts
 - Some of this is for starter homes, however
 - A lot is for older people wanting to down-size, avoid staircases, have access to shops or have sheltered / retirement homes where their social roots are (see survey quotes below).
 - This last need is likely to increase over the next 15 years for demographic reasons.
- 6.3.16 The feedback comments illustrate the following: *“This village does not need more large (3+ bedroom) houses. It needs 1–2 bedroom houses that can be bought”; “the trend to extending small dwellings has depleted the stock.....It is almost impossible to find a small home with a decent garden”; “I would like to emphasise the need for 2 bedroom houses to purchase at full price (not ‘affordable housing’ which is shared ownership housing); “would like some over 55 housing to buy like a McCarthy and Stone development”; “I think sheltered flats for the elderly would be really helpful”; “Why do you not develop more apartment buildings such as on Station Road for older residents in order to release existing houses for families?”.*
- 6.3.17 Clearly more smaller homes of different types (including those suitable for the elderly) are needed in new developments to redress the imbalance seen in the Parish (Section 3: 3.30 & 3.31), rather than the current planning application requests for executive style 4 bedroom properties with some affordable/intermediate small homes only.
- 6.3.18 Affordable homes are widely requested and needed despite the high proportion of home ownership in the Parish. Part of the reason lies in the increased cost of rural housing in the District (*LCC Meeting Housing Needs SPD 2013, Ch 5*) which is exacerbated in Caton-with-Littledale because of its AONB status, transport links and falling in the catchment of so many good secondary schools. Thus, more affordable and starter homes are needed for the local community, as witnessed by answers to Q24 and 28, including 27 written comments to Q28: *“Do you know anyone who has left the village because they could not afford to live here? Or anyone who is living with family or friends when they would prefer a place of their own in the village?”* in the 2016-17 Residents’ Survey. Also, there were many answers to Q29: *“Anything you would like to add on housing in the village?”* asking for affordable housing for children and grandchildren. Older residents also need help though: One answer mentions critical problems with the “bedroom tax”, another states *“I am unsure if I will be able to afford to live in the village once my child reaches 18 as the council tax will increase by 25% and also the child tax credits will stop – so I am dreading next year – how can people survive in the village with only 1% pay rises – we are a one parent family and it can be very daunting.”* There are common calls to keep houses for local people / born in the village and to keep the price / rent of larger properties low for those needing to move for a growing family. E.g.: *“Why are there so few rentals available in Caton? Is the village becoming gentrified?”* and *“We are hoping to move to a family home, there aren’t many in our price bracket”.* (answers to Q 28 & 29, Residents’ Survey 2016 – 17).
- 6.3.19 All of this shows there is a current strain on keeping the community together and therefore truly sustainable. The 1992 Housing Section Q B4 also shows a need for agricultural people referring to “County farm” and “Tied” accommodation as well as other tenure types.

- 6.3.20 The balance of house type built needs shifting to produce a greater proportion of smaller, more varied homes. If not, this will encourage more in-coming families whilst losing local community members elsewhere thereby degrading the meaning of sustainability and the purpose of the AONB. Maintaining a strong sense of Community is important as shown in Q5 of 2016 – 17 survey: “What do you like about your village?”
- 6.3.21 Lancaster City Council enables some re-balancing. In their Meeting Housing Needs SPD 2013; Ch 4, they specify 30% affordable housing in rural developments with 10 or more dwellings, increasing on green field sites to “up to 40%”.

Numbers of Houses:

- 6.3.22 There was a consistent (1992, 2002, 2005 and current NDP process) and strong feeling throughout all surveys, meetings and feedback that the villages in the Parish were big enough and / or that any development should be very largely limited in scale to meet local needs and maintain sustainability with the strong and positive “community feel” mentioned in Q5. Elsewhere, most relevant responses acknowledged that some development was needed to achieve this, although in small developments (Q23).
- 6.3.23 91 planning consents and outline consents since 2011 have been identified in Caton-with-Littledale Parish (Appendix 3). These should be regarded as a major contribution to expected development in the Parish.

Siting of New Housing Development:

- 6.3.24 With regard to the siting of new housing development, the following comments have been made by residents (taken from Parish surveys and consultations):
1. Feedback from consultations, surveys and discussions within the Parish did not define any clear area(s) to investigate for development. A very small number of responses at meetings suggested the land separating Brookhouse from Caton on Brookhouse Road, and separately land off Quernmore Road. However, significantly more were opposed to these sites being developed. (See also preservation of Green Spaces.
 2. There is strong support for using brown field sites (as evidenced by recent support for building houses on the Bargh TNT garage site adjacent to the A683, which helped over-turn the original planning decision). When specifically asked where development should go (Q22) 86% selected “*Within the village on previously developed land (brownfield sites).*” If the Highways Depot became available, this has been suggested in several surveys for houses and/or light businesses in keeping with local trades. It is on level ground close to the shops, busses and doctors’ surgery, so would be an ideal site for elderly or less mobile residents.
 3. Only a few written comments (Q 26 & 29, 2016 - 17) support dispersed building through the villages which may be part of the solution, although this would potentially change housing density and character of the villages, alter the green space balance (which residents strongly want to preserve), and lose the ability to include affordable housing in developments because of scale. This is not a clear view. When specifically asked where development should go (Q22), only about 15% selected “*within existing gardens.*” More than one answer was possible.
 4. In contrast, green spaces within the villages are strongly defended (See paragraphs 4.10 to 4.13) to preserve the village character, well-being

and wildlife. The continued separation of Brookhouse and Caton is also strongly favoured with only 3 responses suggesting building there compared to 6 against.

5. There is strong support (Survey Responses) for preserving the green fields around the villages, and that ribbon development should certainly be avoided to preserve village/landscape character. When specifically asked (Q22) *“Our village will have to find space for more housing. Where should it go?”* only about 13% ticked *“on green field land on the edge of the village.”* (More than one answer was allowed).
 6. From the AONB perspective, visibility, sky-line and scale of developments are all important aspects of siting as well.
 7. Q B4 in the Housing Section of the 1992 survey suggested possible need for agricultural/rural workers. In the 2016-17 Residents’ Survey, Q11 and Q12 for farms showed 9% wanted to diversify, 49% unsure whilst 14% need to change the use of farm buildings with 60% unsure. This might include conversion to housing or business premises. Q22 (for everyone) showed 73% were in favour of conversion of redundant agricultural buildings for development. Discussions in the NDP Steering Group also support appropriate sympathetic conversion of un-used barns on farmyards for other purposes if this is necessary for maintaining security or sustainability of the farm. This needs exploration to see if planning can/should be eased. There is one written comment to this effect.
 8. The NDP Steering Group has carefully considered whether a land allocation approach should be undertaken and decided against, preferring a criterion based approach alone. Point 1 above supports this.
- 6.3.25 In the informal consultation carried out in March 2017, it was put to the community that the Neighbourhood Development Plan the approach to managing future housing growth would be through a criteria-based policy without defining fixed settlement boundaries for the plan period. 91% of respondents agreed with this approach. However, there was one significant response from an agent on behalf of a landowner that was concerned that in taking this approach, the Neighbourhood Development Plan does not fully address the future growth of the villages.
- 6.3.26 It is the view of the Parish Council, that the approach taken is the most appropriate for the Parish in the context of its location in the Forest of Bowland AONB, and gives sufficient ability for growth in the Parish without compromising the landscape character of the area.
- 6.3.27 With regard to the March 2017 consultation, in respect of the sort of new homes required in the Parish many respondents suggested a mix of homes, including affordable and starter homes, mainly 2 or 3 bed homes, accommodation for the elderly and homes to encourage young families to stay in the Parish.

Relevant Planning Policies

National Planning Policy Framework

Section 6: Delivering a wide choice of high quality homes

Section 12: Conserving and enhancing the natural environment

Lancaster District Core Strategy

Policy SC1: Sustainable Development.

Policy SC4: Meeting the District’s Housing Need

Policy SC 5: Achieving Quality in Design

Lancaster District Development Management DPD (2011-2031)

Policy DM8: The Re-use and Conversion of Rural Buildings

Policy DM28: Development and Landscape Impact

Policy DM41: New Residential Development

Policy DM42: Managing Rural Housing Growth Sustainable Rural Settlements

Policy DM45: Accommodation for Vulnerable Communities

Emerging Lancaster District Local Plan Part One (2011-2031)

Policy SP1: Presumption in Favour of Sustainable Development

Policy SP2: Lancaster District Settlement Hierarchy

Policy SP3: Development Strategy for Lancaster District

Policy SP7: The Delivery of New Homes

Policy SP8: Maintaining Lancaster District's Unique Character

Policy H2 Housing Delivery in Rural Areas of the District

Policy EN4: Areas of Outstanding Natural Beauty

Policy SC1: Neighbourhood Planning Areas

Emerging Lancaster District Local Plan Part Two (2011-2031)

Policy DM1: New Residential Development and Meeting Housing Needs

Policy DM2: Housing Standards

Policy DM3: The Delivery of Starter Homes and Affordable Housing

Policy DM4: Residential Development outside Main Urban Areas

Policy DM5: Housing Provision in the Forest of Bowland AONB

Policy DM9: Accommodation for Agricultural and Forestry Workers

6.4 Encouraging high quality design and sustainability of new development

Policy CL8 Encouraging High Quality Design and Sustainability

Proposals would be expected to conserve and enhance the local historic character throughout the Parish. All new development within the designated area will be permitted when it meets the following criteria:

- a) Demonstrates consideration has been given to the use of brownfield sites/conversion of existing buildings; and
- b) Is capable of being connected to essential infrastructure and services; and
- c) Does not have a detrimental effect on residential amenity by reason of noise or other nuisance; and
- d) Does not have a severe cumulative adverse effect on the safe and efficient operation of the existing transport and road infrastructure; and
- e) Does not result in the loss of an area which makes a significant contribution to public amenity by virtue of its open space character, appearance and function; and
- f) Does not have a detrimental effect on the character of the surrounding landscape; and
- g) Makes a contribution to local identity, and sense of place; and
- h) Is of bespoke design and contribute positively to the locally distinctive character of the area, avoiding generic design schemes; and

- i) Is suitable in terms of the overall design, colour, and appearance of the proposed development (including size, scale, density, layout, access, lighting, street furniture, and signage) when assessed in relationship with surrounding buildings, spaces, and other features of the street scene; and
- j) Uses, and where appropriate re-uses local and traditional materials; and
- k) Ensures the use of space and landscape design is appropriate to the locality by encouraging traditional boundaries, appropriate gateways, and native planting schemes; and
- l) Ensures movement to, within, around, and through the development is acceptable; and
- m) Encourages originality, innovation, and initiative where appropriate; and
- n) Encourages the use of measures to reduce energy consumption and carbon dioxide emissions and water consumption; and
- o) Uses Sustainable Drainage Systems (SuDS), where appropriate; and
- p) Minimises external lighting and light spillage to preserve dark skies; and
- q) Preserves existing roofscapes and skylines within the Parish.

Justification

- 6.4.1 The National Planning Policy Framework states that the Government attaches great importance to the design of the built environment. Good Design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making better places for people
- 6.4.2 Policy SC5 of the Lancaster District Core Strategy states that new development should be of a quality which reflects and enhances the positive characteristics of its surroundings, including the quality of the landscape.
- 6.4.3 Lancaster's Development Management DPD Policy DM35 includes Key Design Principles for development, and promotes high quality design which complements and enhances existing character. The location of the Parish within the Forest of Bowland AONB requires a higher standard of design.

Local Evidence

- 6.4.4 High quality design is fundamental to conserving and enhancing the character of the Parish into the future and ensuring any new development reflects local traditional character wherever possible including using local stone.
- 6.4.5 Modern development has led to a wide diversity of different building styles in the Parish but the Neighbourhood Development Plan offers an opportunity to promote high quality design, including contemporary designs, in any new development as long as this does not harm the landscape or historic environment. Local distinctiveness and a sense of place should be promoted in contrast with the very generic house designs often promoted by commercial housebuilders across the country. Climate change is an issue that affects us all and sustainable, energy and water efficient design could also be promoted.

6.4.6 AONB status requires a higher standard of design in character with the vernacular buildings and landscape. Views expressed throughout all surveys are very strongly in favour of this, wishing to preserve the character of the Parish and AONB from the many uniform / standard housing designs so often found elsewhere in the country. Points particularly supporting this are:

- The call (73%) for the centre of Caton to be a Conservation Area in 1992.
- Field boundary character (above: Landscape and Natural environment) could be reflected in villages too.
- The choices and comments on “favourite views” within the villages almost confined to traditionally built sites.
- In a petition (> 500 signatures, door to door visits) to save the grounds of Moor Platt organised when it was put for sale, a surprisingly large number called for the original building stone to be re-used for the new building(s) (personal communication).
- A very high proportion of questionnaires in the 2016 – 17 survey had replies to Q26: *“People often have strong feelings about the design of new homes, Please tell us your views on what new homes should look like.”* Many gave additional views on this topic in Q29: *“Anything you would like to add on housing in the village?”* These should be read, but (expressed in various ways) there was an almost uniform request for a vernacular style, many adding using local building materials; facing or building in stone; limiting to 2 storeys without steep sloping roofs or “not too high”; having variety or avoiding “bland estate houses”. Others suggested: matching colours to the area of building; not too crowded with adequate gardens and or lots of green space to keep the open village feel; enforcing AONB standards; avoid diluting standards; being ecologically sound and insulated; be low density; not contribute to flood risk; allow “creativity that is responsive to the environment”; and decent size rooms / storage space in cupboards; and with enough parking space. Three suggested specific examples of good practice (one of the new build in Arkholme, another the houses opposite the bus stop at the end of Quernmore Road, another the new terraced houses in Dunsop Bridge). Two other suggestions of building style were cited: one suggesting a modular approach to 2/3 room properties being erected on prepared sites suitable for the rental market; another suggested they “should fit in and some of the larger village houses in Brookhouse should be converted into flats or demolished and changed in to terraced houses as locals won’t be able to afford them”. Others asked for terraced housing. One suggested that houses should be built in stone (if the new homes are located alongside old stone properties), or something completely modern without trying to fit in as happened at Moor Platt. Indeed, many cited Moor Platt as a poor example of design for the village for various reasons. Uniform blocks of reconstituted stone are not popular. One thought Moor Platt was fine. Renewable energy (solar panels, ground heating) were mentioned, as was low stone (boundary walls) commonly seen round gardens to reflect fields nearby.

8.4.7 The informal consultation (February – March 2017) confirmed these points, and it was stated that the policy approach to this section would involve the preparation of a policy to encourage high quality design and sustainable development in any new development. 96.87% of

respondents agrees with this approach with several citing developments they associated with as being of poor design, and added that the colour of any new or reconstituted stone should be much closer to local stone colour seen in the village than recent builds had used, and should be less uniform.

Relevant Planning Policies

National Planning Policy Framework

Section 7: Requiring Good Design

Section 12: Conserving and enhancing the natural environment

Lancaster District Core Strategy

Policy SC1: Sustainable Development.

Policy SC 5: Achieving Quality in Design

Lancaster District Development Management DPD (2011-2031)

Policy DM28: Development and Landscape Impact

Policy DM35: Key Design Principles

Policy DM36: Sustainable Design

Policy DM45: Accommodation for Vulnerable Communities

Emerging Lancaster District Local Plan Part One (2011-2031)

Policy SP1: Presumption in Favour of Sustainable Development

Policy SP8: Maintaining Lancaster District's Unique Character

Policy EN4: Areas of Outstanding Natural Beauty

Policy SC1: Neighbourhood Planning Areas

Emerging Lancaster District Local Plan Part Two (2011-2031)

Policy DM26: Key Design Principles

Policy DM27: Sustainable Design

Policy DM42: Development and Landscape Impact

6.5 Supporting a sustainable local economy

Policy CL9 Supporting Sustainable Local Economic Growth and Rural Diversification in Caton-with-Littledale

1. Protection of existing employment

Existing sources of employment will be protected wherever possible. Where permission is required, the change of use of existing employment premises to alternative uses will only be permitted when:

- a) It has been demonstrated, through a satisfactory and robust marketing exercise which has taken place over a reasonable period of time (at least 12 months) that an ongoing employment use on the site / premises is no longer appropriate and viable. Such a marketing exercise should demonstrate that the site / premises has been marketed using appropriate media sources at a realistic price for both the existing use and for redevelopment (if appropriate) for other employment uses; or
- b) The location has such exceptionally severe site restrictions, due to very poor access or servicing arrangements, or surrounding land uses make a continuing employment use inappropriate; or

- c) The re-use of the employment land meets the wider regeneration objectives set out in the Local Plan or where the benefits of the proposal outweighs the loss of the site for employment purposes.

2. New employment Opportunities within the villages of Caton and Brookhouse

The development of new small-scale employment opportunities will be supported where the development:

- a) Relates well to the existing built form of the village; and
- b) Is appropriate to the village and AONB landscape setting in terms of scale, location, design and materials
- c) Demonstrates consideration of impact on infrastructure and incorporates mitigation measures to minimise any adverse impacts
- d) Provides adequate car parking for employees and visitors
- e) Consists of a small-scale business / start up units or facilities which support local services and the visitor economy linked to the enjoyment of the countryside.
- f) Includes business signage which is of appropriate design and scale, in keeping with the AONB landscape and village setting
- g) Secures the viability and/or security of the farm

Proposals for employment uses in the wider rural area will be assessed against the relevant Lancaster District Council policies and will encourage developments that help secure the viability of local farms.

Policy CL10 Maintaining the Vitality of Local Shopping/ Business Areas

Within existing shopping/business areas in Caton village centre, Brookhouse shopping area, and Willow Mill business centre, development for uses including retail, leisure, office, commercial, cultural and tourism could be supported subject to the following criteria:

- a. retail development is located in one of the existing shopping areas; and
- b. 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 and appropriate materials are used; and
- c. distinctive and detailed features of buildings are retained and enhanced; and
- d. secure areas for refuse and recycling are included; and
- e. Cycle parking is included where possible.

Where planning permission is required, within the existing shopping / business areas, proposals which lead to the permanent loss of commercial units will 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 and it is in accordance with relevant Lancaster District Policies.

Policy CL11 Supporting Sustainable Tourism

To support and encourage the development of Caton-with-Littledale as a sustainable tourist destination, proposals:

- a) will not be permitted for new static or touring caravan sites, wooden chalets, cabins or lodges, or the expansion of existing sites, in order to conserve the landscape character, scenic beauty and Special Qualities of the AONB.**
- b) may be supported within existing caravan or camping sites for small-scale tented camping and other lower impact visitor accommodation (such as pods, shepherds' huts and yurts). Proposals should be within the screened footprint of an existing site, diversify the local offer and enhance the landscape character, scenic beauty and Special Qualities of the AONB. Proposals will be subject to relevant Environmental Health Licence approvals, and will be required to show no adverse impact on the capacity of road, sewerage or other infrastructure.**
- c) may be supported for new tented camping sites outside of existing sites subject to meeting the requirements set out at (b) and where they are very small-scale and clearly demonstrate that, as a whole, they will conserve and enhance the landscape character and Special Qualities of the AONB.**
- d) will not be permitted for the replacement of tent or touring caravan pitches or other lower impact accommodation with static caravans, chalets, cabins or lodges.**

Exceptions and permissions for incremental changes or additions to or intensification of camping and caravan sites will not be allowed on the basis of any incidental or unapproved previous uses of the site including for camping or storage, including the storage of caravans.

Any additional self-catering accommodation and holiday let units will be restricted to holiday use and short term letting only.

New building development intended to provide self-catering accommodation and holiday lets will not be permitted. Conversion of existing buildings, or redevelopment within the footprint of existing buildings for these uses may be acceptable subject to meeting other policy criteria and where the conversion of the building to a permanent dwelling would be inappropriate (e.g. due to location).

- 6.5.1 Lancaster District Core Strategy Policy ER3 relates to Employment Land Allocations, and states that at least 24ha of land will be developed for new employment uses up to 2021.
- 6.5.2 Policy DM7: Economic Development in Rural Areas of the Lancaster District Development Management DPD states that development proposals for economic development in rural areas which maintain and enhance rural vitality and character will be supported where it is demonstrated that they improve the sustainability of rural communities by bringing local economic, environmental and community benefits. This includes economic development which is of an appropriate scale and nature, and which assists

in the diversification of the rural economy - including the diversification of agricultural holdings.

- 6.5.3 Policy ER4 of the Lancaster District Core Strategy identifies a retail hierarchy. Caton is identified as a local service centre providing key services to local communities.
- 6.5.4 Policy DM2: Retail Frontages of the Lancaster District Development Management DPD indicates appropriate uses in Local and Neighbourhood Centres, and also includes a list of criteria where the loss of an A1 use or the consolidation of individual units into larger units is appropriate. These are:
- The proposed use is compatible with a shopping frontage and provides a direct service to the general public;
 - The proposal does not harm the vitality and viability of the local or neighbourhood centre or result in a significant break in the A1 frontage;
 - Equivalent provision exists within reasonable walking distance, or forms part of the proposal;
 - The use will not result in the loss of local pedestrian accessible shopping facilities;
 - A shop front display is provided; and
 - No adverse impacts on the amenity of local residents, road safety, car parking or traffic flows would result.

Local Evidence

- 6.5.5 The future sustainability of the Parish is dependent upon maintaining a buoyant local economy and services or there is a risk that Caton and Brookhouse could become solely satellite, commuter settlements.
- 6.5.6 The Neighbourhood Development Plan offers an opportunity to support existing local businesses and encourage appropriate new employment development within the Parish. Provision of small business units, live/work units, farm diversification e.g. farm shops and sustainable tourism could be encouraged for example. Businesses which themselves contribute to the management of the landscape such as farming, forestry and countryside businesses should be especially supported.
- 6.5.7 The type, location and scale of new employment opportunities should be balanced against the need to protect and value the distinctiveness of the rural character, landscapes and villagescapes which are essential for sustainable tourism. Any development would be required to meet the requirements in other policies and no major development would be permitted.
- 6.5.8 The local economy is essential to sustainability. This is examined under the following categories: employment; maintaining existing businesses; enabling local business expansion and start-ups; and attracting new businesses in.
- 6.5.9 **Employment:** The employment status of residents from the 2002 REAL and Q7 in the 2016-17 NDP Survey respondents showed that the largest group is retired people followed by working in full time paid employment. Self-employment and part-time paid employment have both risen slightly since 2002. Unemployed and available for work remains stable at less than

1% detected (which accords with 10/1219 “household reference persons” in the 2011 census) and whilst important, does not appear to be a major community issue.

6.5.10 Travel to work data is available only from 1992, when 46% worked within the Parish and another 43% within 10 miles of the Parish. 7% worked between 11-30 miles and 5% more than 30 miles from the Parish.

6.5.11 There is little information on the need for more local (paid employment) opportunities in the community. A small number of written comments were made in the 2016-17 Residents’ Survey covering the following topics: work needs to be available for young people /children/grand-children to stay in the village; 8 complaints about cost and frequency of busses making it difficult to work elsewhere (some young people reported to have left the village for these reasons). This is supported by 19 calls for better bus services at the public meeting in October 2015 and suggests there may be a hidden need for employment in those unable to drive. One stated “*Not enough employment opportunities*” and another “*there is a desperate need to attract new employment to Caton and Brookhouse and more shops or even a market!*”.

6.5.12 Maintaining existing businesses:

- Comments decried the loss of some businesses (banks, butchers and especially the near loss of the Post Office) and others stated no more should be lost.
- The predominant request in this context from businesses and residents was for high speed broadband, specifically B4RN, to be rapidly introduced (see infrastructure).
- One wanted somewhere to store materials, another a safe lock up for tools, and a third wanted a garage to rent.
- Some wanted re-instatement of the bus service timetables.
- Parking was not mentioned in this setting, though measures to increase trade were not specifically addressed. Neither were there any identified comments relating to the schools or farms here.

6.5.13 **Enabling local business expansion and start-ups:** Two sets of questions in the 2016-17 Residents’ Survey were offered: one to people who had a business in the village (Q 8 – 10), the other to farms Q 11 – 12). A further question for any other comments open to all followed (Q 13). However, numbers show that Q9 on the position of new premises was answered by a lot more people than those involved in business and should be interpreted accordingly. See also some comments in 4.46-4.47 “Attracting New Business”.

- Just under 10% of business responses want to expand their business in to another property. A similar number of farm responses are looking to diversify. Just under 40% and 50% respectively are unsure, the rest do not want to.
- For new employment/business premises in the village, around 7% wanted units within a residential development and another 7% construction of new buildings with 85% wanting conversion of redundant buildings, 11% uncertain. However, this result is likely to have been skewed (see response rate above).
- On farms 14% are likely to need to change the use of buildings, 60% are unsure and 25% do not want to do so.

6.5.14 This demonstrates there is a planning/development need for existing small local businesses to thrive in the village and may be part of the solution to

increasing employment (not assessed). Similarly, farms may need support for their developments. These are the businesses most likely to be appropriate to the Parish and its sustainability.

- 6.5.15 High speed broadband is likely to be equally relevant to this group as to maintaining businesses, and will also be to the next group.

Attracting new businesses:

- 6.5.16 First some context: As long ago as 1992, the Highways Depot was perceived as a location suitable for light workshop development should it become available. The site due to its central location would ideally be suitable for small business units and specialist housing for the elderly.
- 6.5.17 A similar site on the A683 (Bargh's TNT garage) became available, and although an application for planning permission for redevelopment for residential was refused by Lancaster City Council, it was later granted on appeal.
- 6.5.18 Currently, feedback suggests that there is no local demand for such a moderate sized site, although there may be for either smaller units or for new businesses (appropriate to the AONB). Secondly, the Forest of Bowland AONB has policies (and structures) to ensure "resilient and sustainable communities" appropriate to the area and this includes businesses.

Local Economy and Rural Services

- Support the retention of services (e.g. health centres, post offices, schools, shops, public transport, public toilets and car parking) within local communities of the AONB and resist developments which would result in their loss
- Support affordable housing and workspace initiatives within the area, where development meets local housing, employment and business need and will also conserve and enhance the AONB landscape
- Support landscape-sensitive delivery of super-fast broadband and mobile telecommunication networks throughout the AONB
- Review and remain up-to-date with current rural growth and development funding mechanisms, particularly government and European Union funding programmes.
- Promote local businesses, products and services

Sustainable Tourism

- Provide one-to-one support and advice on sustainable tourism for businesses in and around the AONB
- Actively recruit and support sustainable tourism partners, Bowland Experience members and green tourism accredited businesses

The emphasis is on sustainable, appropriate and local businesses that will conserve and enhance the AONB.

Local Needs:

The 2016-17 NDP Residents Survey and meetings expressed several views in comments:

- A significant number advocating the village was large enough, does not need any more businesses – "it's not an industrial estate!", prevent urbanisation, and similar.
- At the other end of the scale, a medium-sized super market was requested by one responder in the survey and two "perhaps an Aldi or

Lidl” in the post-it note feedback from the October 2015 meeting. This clearly contradicts the AONB Management Plan policy.

- In the middle (and see employment) were calls for smaller local businesses in the right area such as “*build on Parish strengths and small business types proportionate to the Parish and not become an out of town development for Lancaster.*” Specific suggestions were several for cafes / tea rooms (10 ticks in Nov 2016 public meeting alone), a Bed and Breakfast, more shops and even a market, a studio in a craft centre, and conversion of un-used farm barns. One called for home offices in gardens. Another wants to work from home but thought the rules on Council House tenants needed changing.

6.5.19 It is unclear what external influences might evolve to affect this, but tourism and the internet appear to provide some opportunity for local development.

Relevant Planning Policies

National Planning Policy Framework

Section 1: Building a strong, competitive economy

Section 3: Supporting a prosperous rural economy

Section 11: Conserving and enhancing the natural environment

Lancaster District Core Strategy

Policy SC1: Sustainable Development.

Policy SC 5: Achieving Quality in Design

Policy ER3: Employment Land Allocations

Policy ER4: Town Centres and Shopping

Policy ER6: Developing Tourism

Lancaster District Development Management DPD (2011-2031)

Policy DM2: Retail Frontages

Policy DM6: Advertisements

Policy DM7: Economic Development in Rural Areas

Policy DM8: The re-use and Conversion of Rural Buildings

Policy DM9: Diversification of the Rural Economy

Policy DM13 Visitor Accommodation

Policy DM14: Caravan Sites, Chalets and Log Cabins

Policy DM15: Proposals involving Employment Land and Premises

Policy DM28: Development and Landscape Impact

Policy DM35: Key Design Principles

Policy DM36: Sustainable Design

Emerging Lancaster District Local Plan Part One (2011-2031)

Policy SP1: Presumption in Favour of Sustainable Development

Policy SP4: Priorities for Economic Growth

Policy SP8: Maintaining Lancaster District's Unique Character

Policy TC1: The Retail Hierarchy for Lancaster District

Policy EN4: Areas of Outstanding Natural Beauty

Policy SC1: Neighbourhood Planning Areas

Emerging Lancaster District Local Plan Part Two (2011-2031)

Policy DM12: Proposals Involving Employment Land & Premises

Policy DM13: Small Business Generation

Policy DM15: Retail Frontages

Policy DM16: District, Local and Neighbourhood Centres

Policy DM17: Advertisements and Shopfronts

Policy DM18: Retail Development outside Defined Centres

Policy DM20: Visitor Accommodation
Policy DM43: Economic Development in Rural Areas
Policy DM44: Diversification of the Rural Economy
Policy DM45: Farm Shops
Policy DM46: The Re-Use and Conversion of Rural Buildings

6.6 Protecting and improving local community facilities and services, including recreation

Policy CL12 Protecting Existing and Supporting New Community and Recreational Services and Facilities

1. Existing Facilities

There will be a presumption in favour of the protection of existing community and recreation facilities. The change of use of local community facilities, as listed below, will only be permitted for other health, education or community type uses (such as village halls, local clubhouses, health centres, schools and children's day nurseries), unless the following can be demonstrated:

- a) The proposal ensures that a robust and transparent marketing exercise has taken place demonstrating that the retention of the existing use is no longer economically viable or feasible. This should include a realistic advertising period of at least 12 months at a realistic price, making use of local and (if appropriate) national media sources and maintaining a log of all enquiries received;
- b) The proposal ensures that, alternative provision of the key service exists within a rural settlement or within a nearby neighbouring settlement, which can reasonably be accessed by pedestrians and public transport; and
- c) The proposal ensures that the current / previous use no longer retains an economic and social value for the community it serves

The facilities are listed as follows:

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

2. New facilities

The Neighbourhood Development Plan will support proposals for new community facilities, and improvements to existing community facilities.

Development will be permitted where it is in accordance with the following criteria:

- a) the site is located in or adjacent to the existing villages;**
- b) the site is accessible by walking and cycling;**
- c) there are opportunities to integrate services;**
- d) detrimental impacts on road safety or traffic flow can be satisfactorily mitigated in the interests of both road users and users of the proposed development; and**
- e) the proposal would not have an adverse effect on residential amenity.**
- f) The proposal is in accordance with all other relevant policies.**

Justification

- 6.6.1 Policy DM4 of the Lancaster District Development Management DPD relates to the creation and protection of cultural assets and identifies a list of criteria where the creation or the expansion/improvement of existing facilities is supported.
- 6.6.2 Policy DM26 of the Lancaster District Development Management DPD relates to open space, sports and recreational facilities and encourages the protection and enhancement of existing open space.
- 6.6.3 Policy DM49 of the Lancaster District Development Management DPD relates to local services, and seeks to protect and enhance existing services, and allows for new services.

Local Evidence

- 6.6.4 A vibrant and resilient local community requires services and facilities to function in a sustainable way. Services and facilities make a major contribution to the health and wellbeing of local residents and their quality of life.
- 6.6.5 Caton-with-Littledale has a good range of services and facilities, which serve not only residents of the Parish but also large areas of the Lune Valley. Consultation carried out so far shows they are highly valued by local residents. As more development takes place across this whole area, demand for services and facilities is likely to increase.
- 6.6.6 Examples include schools, community centres, health centre, shops and services (e.g. convenience stores, other shops, post office, chemist, garage, pubs etc.) and places of worship.
- 6.6.7 Play, sport and recreation areas and facilities, both formal and informal, outdoor and indoor, enable local residents to lead healthy active lifestyles and are vital to the wellbeing of the community. These include play areas, playing fields, green spaces, footpaths and cycleways. Outdoor play areas and playing fields are of particular importance for the health of children and young people growing up in the village. Currently there are no allotments in the Parish.
- 6.6.8 The following important Parish facilities and services also provide local employment:
 - Caton Health Centre (branch of Queen Square Surgery)

- Hillcroft Nursing Home at Caton Green
 - A residential centre for addiction treatment at Littledale Hall
 - 2 Primary Schools – both with pre-school facilities
 - A thriving village hall (The Victoria Institute) with community IT facilities and small community library
 - 5 churches (one Church of England, one Baptist, two Methodist and one Roman Catholic)
- 6.6.9 Children travel to a wide range of secondary schools in Kirkby Lonsdale, Lancaster Carnforth and Milnthorpe.
- 6.6.10 There is a church hall and scout hut (for Cubs, Beavers, Rainbows, Brownies, Scouts and Guides) close to St Paul's Church and a popular Scout and Guide camp for visiting troupes in Littledale.
- 6.6.11 A mobile library visits Caton and then Brookhouse every 3 weeks.
- 6.6.12 Regarding recreation, facilities include:
- bowling green and a large sports field (also used for the Village Gala) behind The Station public house in the centre of Caton;
 - small sports hall and playing fields with 2 junior football pitches hosted at Caton Community Primary School;
 - outdoor public play and activity area for children aged up to 14 years on Fell View green, Caton;
 - activities including badminton, dance and keep fit groups and a range of social groups for all ages at the Village Institute, which has a sprung floor
 - tennis club
 - extensive network of Public Rights of Way (Map 8).
 - concessionary footpaths, cycle and bridle ways, some introduced as part of the wind-farm with parking at the top of Quarry Road. Open Access Land is mainly at the top of Littledale on Clough.
 - the River Lune Millennium Park along the disused railway track from Lancaster to Bull Beck car park, a real asset for walkers, horse riders and cyclists both within the Parish and from outside.
 - the North Lancashire Cycleway and North Lancashire Bridleway also use part of this route and some minor roads through the Parish, encouraging visitors to the village.
- 6.6.13 The village has been twinned with the French community of Socx, near Dunkirk, since 2008.
- 6.6.14 The informal consultation carried out in March 2017, identifies the approach that the Neighbourhood Development Plan would be taking in respect of community and recreational facilities in the parish. 100% of respondents agreed with the approach that existing facilities should be protected and enhanced.

Relevant Planning Policies

National Planning Policy Framework

Section 8: Promoting healthy communities

Section 11: Conserving and enhancing the natural environment

Lancaster District Core Strategy

Policy SC1: Sustainable Development.

Policy SC 5: Achieving Quality in Design
Policy SC8: Recreation and Open Space

Lancaster District Development Management DPD (2011-2031)

Policy DM4: The Creation and Protection of Cultural Assets
Policy DM25: Green Infrastructure
Policy DM26: Open Space, Sports and Recreational Facilities
Policy DM28: Development and Landscape Impact
Policy DM35: Key Design Principles
Policy DM49: Local Services

Emerging Lancaster District Local Plan Part One (2011-2031)

Policy SP1: Presumption in Favour of Sustainable Development
Policy SP8: Maintaining Lancaster District's Unique Character
Policy SP10: Maintaining Strong and Vibrant Communities
Policy SC1: Neighbourhood Planning Areas
Policy SC2: Local Green Spaces
Policy SC3: Open Space, Recreation and Leisure

Emerging Lancaster District Local Plan Part Two (2011-2031)

Policy DM21: The Creation and Protection of Cultural Assets
Policy DM24: Open Space, Sports and Recreational Facilities
Policy DM39: Green Infrastructure
Policy DM42: Development and Landscape Impact.

6.7 Improving local infrastructure

Policy CL13 Supporting Investment in Local Infrastructure

Developer contribution through Section 106 or Community Infrastructure Levy will be sought for the improvement and/or creation of the following:

- public transport links to local towns and facilities
- car parking
- 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
- accessibility for disabled people and those with limited mobility
- new communication technologies e.g. new mobile telecommunication infrastructure where it is designed in the context of the AONB
- small-scale renewable energy generation consistent with AONB guidance
- provision of green infrastructure
- wildlife enhancements

Justification

- 6.7.1 The Lancaster District Development Management DPD Policy DM48 states that development proposals and infrastructure provision will be co-ordinated

to ensure that growth within the district is supported, where necessary, by the provision of infrastructure, services and facilities that are required to maintain and enhance the quality of life and responds to the needs of local people, the local environment and the local economy.

Local Evidence

- 6.7.2 The Neighbourhood Development Plan offers an opportunity to encourage investment in local infrastructure such as broadband, telecommunications and community infrastructure such as car parking, accessibility, footpaths and cycleways etc. Technological developments heighten demand for telecommunications infrastructure and faster broadband connections and these are very important for local small businesses and homeworking.
- 6.7.3 Lancaster City Council has adopted a policy (DM19) to explain that any proposed upgrades to National Grid infrastructure should not compromise the designated landscape of the AONB.
- 6.7.4 National planning guidance challenges all communities to respond to the need for sustainable energy generation, including through the use of renewable and low carbon technologies. There is scope in the Parish for small-scale renewable and low-carbon energy schemes to be introduced provided they do not have a significant detrimental impact on the surrounding area. Forest of Bowland AONB have a renewable energy policy guidance which should be applied.
- 6.7.5 Caton-with-Littledale has a Parish Council (12 councillors), two representatives on Lancaster City Council (Lower Lune Valley ward) and is in the Lancashire Rural East Division of Lancashire County Council. It is within the Lancaster and Fleetwood Parliamentary Constituency.
- 6.7.6 The Parish Council has recently instituted an emergency plan to cover major events including future flooding. An emergency generator is available for the Victoria Institute to be used as an emergency centre / shelter.
- 6.7.7 Regarding Broadband availability:
- BT Open Reach is striving to upgrade its provision throughout, but appears to have capacity issues. This is copper based and slower than fibre-optic types.
 - B4RN high-speed fibre-optic broadband network is available to some businesses and residents. Currently this includes Caton Green, some of Littledale, Moorside and Forge Mill. Discussions are under way on how to bring B4RN to more central parts of the village.
 - Many properties are still awaiting connections.
- 6.7.8 A printed bulletin called The Link is published every month except August and is delivered to most homes. A well-maintained village website is provided by the Parish Council along with a Facebook page called "Linking Caton and Brookhouse". The Lancaster Guardian Community News has regular items from the village.
- 6.7.9 Roads and Traffic: The zebra crossing on Hornby Road has helped make pedestrians feel safer. There are speed cameras on the A683, and the police do regular speed checks too. The Parish Council operates SPiDs (warning drivers of their speed) from time to time on other routes, especially

Quernmore Road and Brookhouse Road. Many parts of the village are now 20 mile-per-hour zones.

- 6.7.10 Car and Cycle Parking: There are two public car parks (Station Road and by the Pharmacy) in Caton. There is also parking outside the Londis/Post Office on Sycamore Road, Brookhouse and at the Bull Beck Picnic Site on the A683. Several businesses have their own car parks for their customers or users, including the three pubs, the Health Centre, the Victoria Institute and Willow Mill. Cycle racks are available in outside the Victoria Institute and by the Sycamore Road shops in Brookhouse. The Parish Council intends to provide racks at the Caton shops in 2017. Indeed, following the change of ownership of the Station Hotel and reasonable alterations to its parking restrictions, there has been increased need for further car parking provision in Caton, to relieve Brookhouse Road. This was put forward during the February/March 2017 informal consultation.
- 6.7.11 Public Transport: In April 2016, Lancashire County Council withdrew its subsidies to Stagecoach for many bus services, including the 80/81 along the Lune Valley which serves the villages. This has resulted in the withdrawal of Sunday and evening services, and a reduced day-time timetable.

Relevant Planning Policies

National Planning Policy Framework

Section 8: Promoting healthy communities

Section 11: Conserving and enhancing the natural environment

Lancaster District Core Strategy

Policy SC1: Sustainable Development.

Policy SC 5: Achieving Quality in Design

Lancaster District Development Management DPD (2011-2031)

Policy DM48: Community Infrastructure

Emerging Lancaster District Local Plan Part One (2011-2031)

Policy SP1: Presumption in Favour of Sustainable Development

Policy SP8: Maintaining Lancaster District's Unique Character

Policy SP10: Maintaining Strong and Vibrant Communities

Policy SP11: Improving Transport Connectivity

Policy SC1: Neighbourhood Planning Areas

Emerging Lancaster District Local Plan Part Two (2011-2031)

Policy DM55: Community Infrastructure Levy and Planning Contributions

Policy DM56: Telecommunications and Broadband Improvements

6.8 Managing flood risk and water quality

Policy CL14 Managing flood risk and water quality

New development should be designed to maximise the retention of surface water on the development site and to minimise runoff. Sustainable drainage systems (SuDS) should be implemented wherever possible.

The design of new buildings and infrastructure should take account of existing topography to manage the flow of water along specific flow routes away from property and into appropriate storage facilities and or “slow the flow” systems.

Water attenuation facilities such as lagoons, ponds and swales should be provided within development sites.

Sustainable design of buildings which support rain water harvesting are supported. Storage of rain water for non-drinking water purposes such as watering gardens and flushing toilets is encouraged.

Areas of hard standing such as driveways and parking areas should be minimised and porous materials used where possible, with associated soakaway facilities.

The Neighbourhood Development Plan will support initiatives that rationalise or improve the provision of waste water treatment in areas not connected to mains drainage, including installing new treatment works.

New development should avoid overloading existing septic tank infrastructure. Any development proposed to make use of already overloaded, leaking or out-of-date septic tank infrastructure will be required to make provision for appropriate upgrading of the infrastructure.

For development that requires new septic tank infrastructure or the replacement or upgrade of a septic tank, a higher than average standard of sewage treatment is required to mitigate against impacts on the vulnerable groundwater in the area. In these circumstances, the following treatment is necessary and enforceable by the Environment Agency:

- a) Full biological treatment in a proprietary unit;
- b) Discharge to an associated soakaway or drainage field constructed to the requirements of section H2 of the Building Regulations.

For new development in locations where there are vulnerable aquifers, applicants will need to provide an assessment that demonstrates that surface and foul water will be kept out of the aquifer, and how.

Proposals for new development should reflect the specific circumstances and Special Qualities of the AONB and relevant current evidence in relation to likely impacts on and potential

benefits for water quality, sewerage infrastructure and sustainable drainage.

- 6.8.1 Policy SC1 of the Lancaster District Core Strategy states that the council will assess whether a site can be developed without incurring unacceptable flood risk or drainage problems (inter alia).
- 6.8.2 Policy DM39 of the Lancaster District Development Management DPD relates to surface water runoff and sustainable drainage and states that *new development, which qualifies as 'major' development proposals under The Town and Country Planning (Development Management) (England) Order 2010, must incorporate a Sustainable Drainage System (SuDS) which will be subject to approval, conditions and/or legal agreement(s) by the SuDS Approval Body (SAB). New Development, which qualifies as 'minor' development under The Town and Country Planning (Development Management Procedure) (England) Order 2010 should give due consideration to whether there is a requirement to gain SAB approval over the issue of sustainable drainage.*

Local Evidence

- 6.8.3 Managing risk is an issue of great concern for local residents, particularly after the effects of Storm Desmond in 2015. Lancaster City Council has adopted policies to ensure that development is directed away from areas of highest risk from flooding. Some areas are not served by mains drainage or do not have mains sewerage systems. There are also areas that can be susceptible to surface water run-off, which can lead to flooding. Through their role as Lead Local Flood Authority (LLFA), Lancashire County Councils now lead on flooding and drainage issues. As such, these issues are likely to be covered at County and District levels. Lancaster District's Development Management DPD contains a policy (DM39), which deals with the new requirements for surface water and sustainable drainage, following the enactment of The Floods and Water Management Act 2010.
- 6.8.4 The Neighbourhood Development Plan does offer an opportunity to provide more specific detail to encourage sustainable drainage systems, natural flood risk management schemes and projects to improve water quality.
- 6.8.5 Flood Risk: Storm Desmond caused extensive flooding in the Parish affecting a number of houses, farms and businesses on the flood plain of the River Lune and along the Artle Beck and Bull Beck. In addition, many areas were affected by surface water run-off, particularly buildings at Low Mill, Forge Mill, and Copy Lane. This demonstrates that water flow and drainage needs careful attention and improvement.

Relevant Planning Policies

National Planning Policy Framework

Section 10: Meeting the challenge of climate change, flooding and coastal change

Lancaster District Core Strategy

Policy SC1: Sustainable Development.

Policy SC 5: Achieving Quality in Design

Lancaster District Development Management DPD (2011-2031)

Policy DM38: Development and Flood Risk

Policy DM39: Surface Water Run-Off and Sustainable Drainage

Emerging Lancaster District Local Plan Part One (2011-2031)

Policy SP1: Presumption in Favour of Sustainable Development

Policy SP8: Maintaining Lancaster District's Unique Character

Policy SP9: Protecting the Natural Environment

Policy SC1: Neighbourhood Planning Areas

Emerging Lancaster District Local Plan Part Two (2011-2031)

Policy DM30: Development and Flood Risk

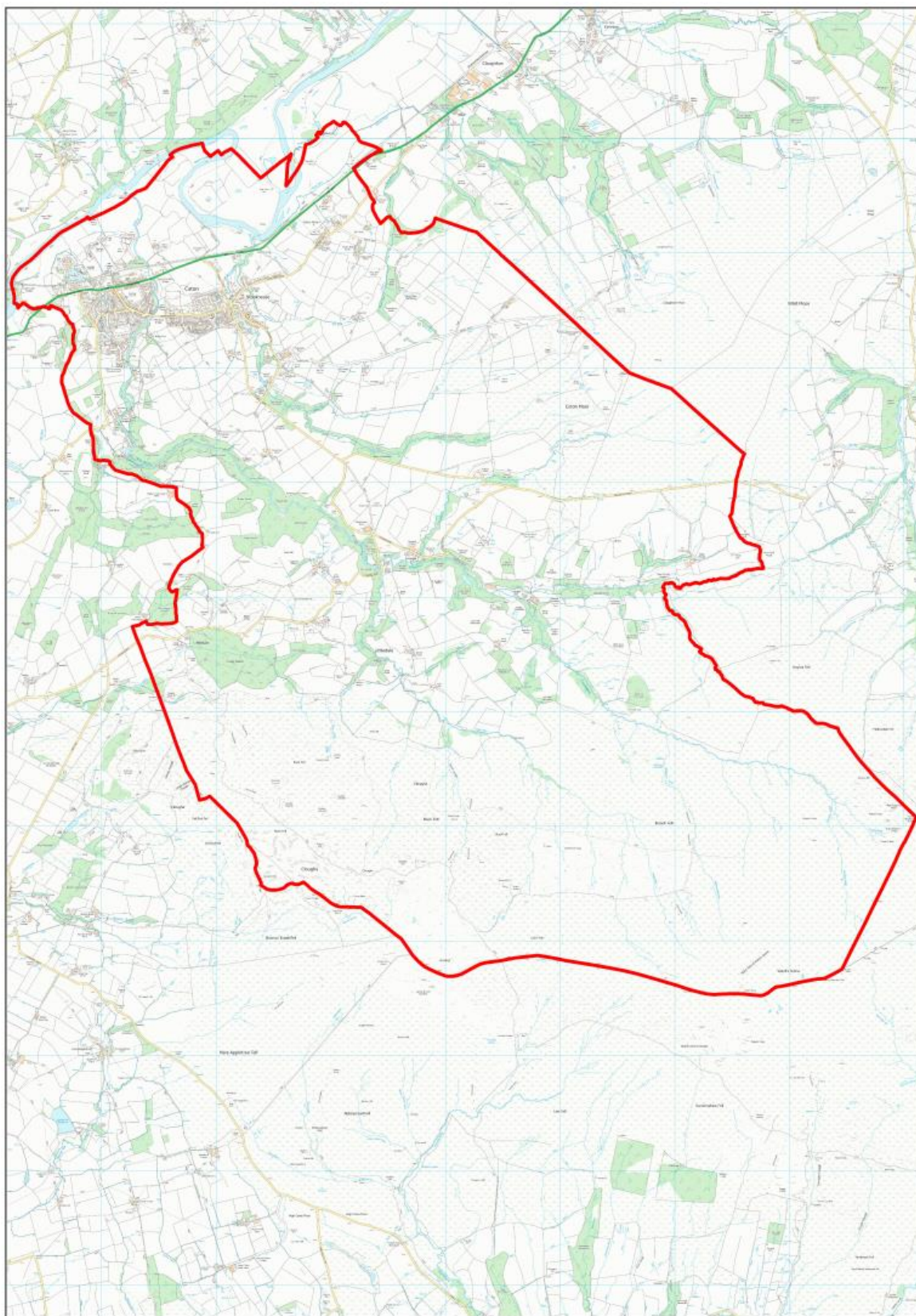
Policy DM31: Surface Water Run-Off and Sustainable Drainage

SECTION 7: Next Steps

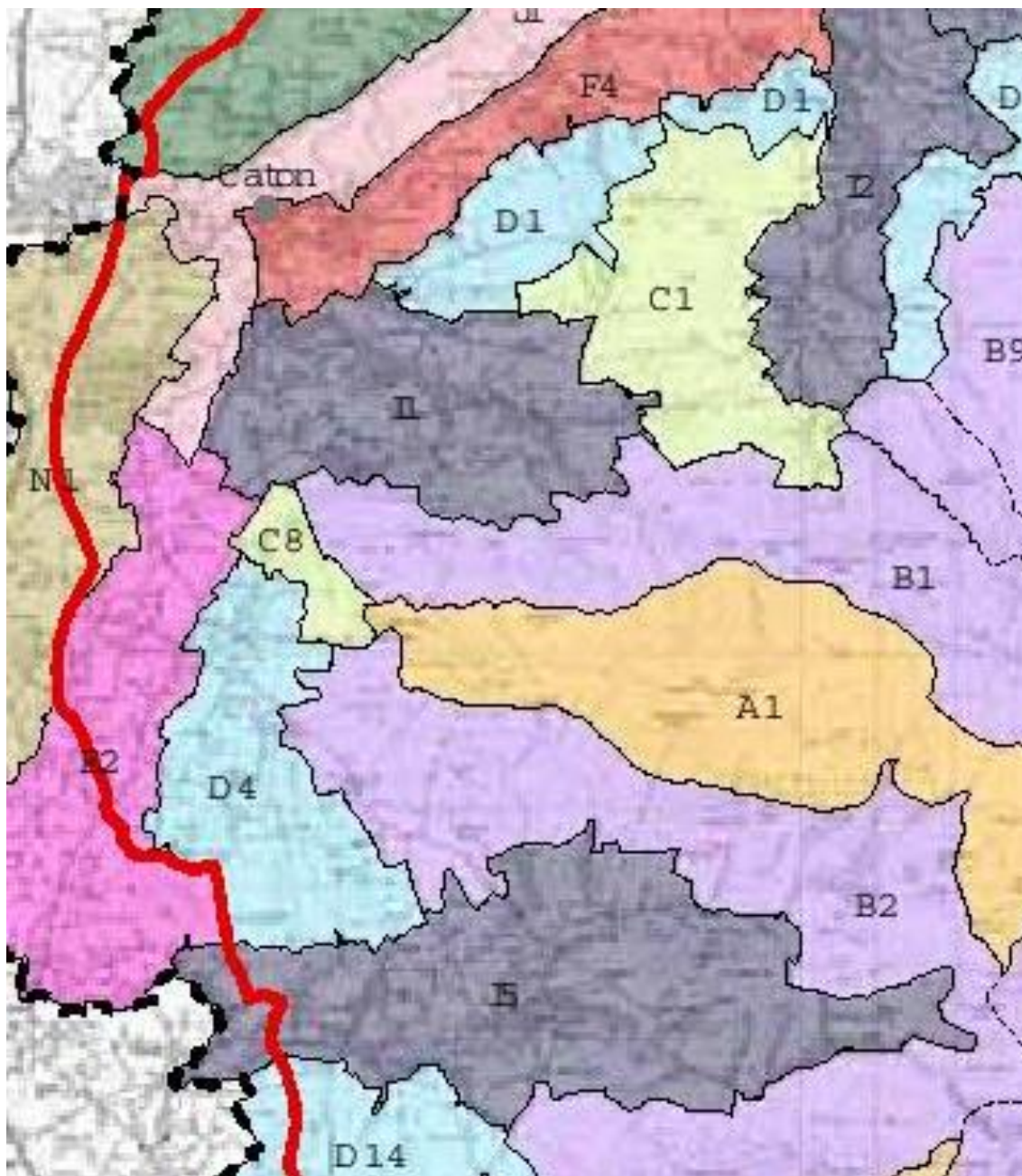
- 7.1 This Draft Plan has been prepared by the Caton-with-Littledale Neighbourhood Development Plan Steering Group on behalf of Caton-with-Littledale Parish Council, supported by planning consultants Kirkwells.
- 7.2 The results of this formal consultation will be considered very carefully and used to finalise and amend the Draft Neighbourhood Development Plan. A Consultation Statement will be published alongside the amended version of the Draft Plan setting out how the representations received at this stage, together with the Screening Report for Strategic Environmental Assessment have been considered, and used to influence and inform the content of the Draft Plan.
- 7.3 Following this, it is proposed that the amended (“Submission”) Neighbourhood Development Plan, together with all supporting documentation will be submitted to Lancaster City Council in 2017. Following this, the Plan will be subjected to an Independent Examination by a jointly appointed Examiner, to consider whether the Plan meets the basic conditions, and also any outstanding objections.
- 7.4 It is likely that the Examiner will recommend further (hopefully minor) changes, before the Plan is subjected to a local Referendum. A straight majority vote (50% of turnout +1) of those on the Electoral Register will be required, before the District Council may “make” the Plan. The Neighbourhood Development Plan will then be used to help determine planning decisions in the Parish alongside Local and National Planning Policies.

Map 1: Caton-with-Littledale Designated Area

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Caton-with Littledale Parish Council (Licensee) License number 100058165.



Map 2: Landscape Character Types



Key:

- Moorland Plateau
- Unenclosed Moorland Hills
- Enclosed Moorland Hills
- Moorland Fringe
- Undulating Lowland Farmland and Wooded Brooks
- Wooded Rural Valleys
- Valley Floodplain

(from: Forest of Bowland AONB Landscape Character Assessment, page 60:

Source:

[http://forestofbowland.com/files/uploads/pdfs/strategies/Landscape%20Character in Production 29-09-09.pdf](http://forestofbowland.com/files/uploads/pdfs/strategies/Landscape%20Character%20in%20Production%2029-09-09.pdf)).

Map 3: Underlying Solid Geology of the Parish



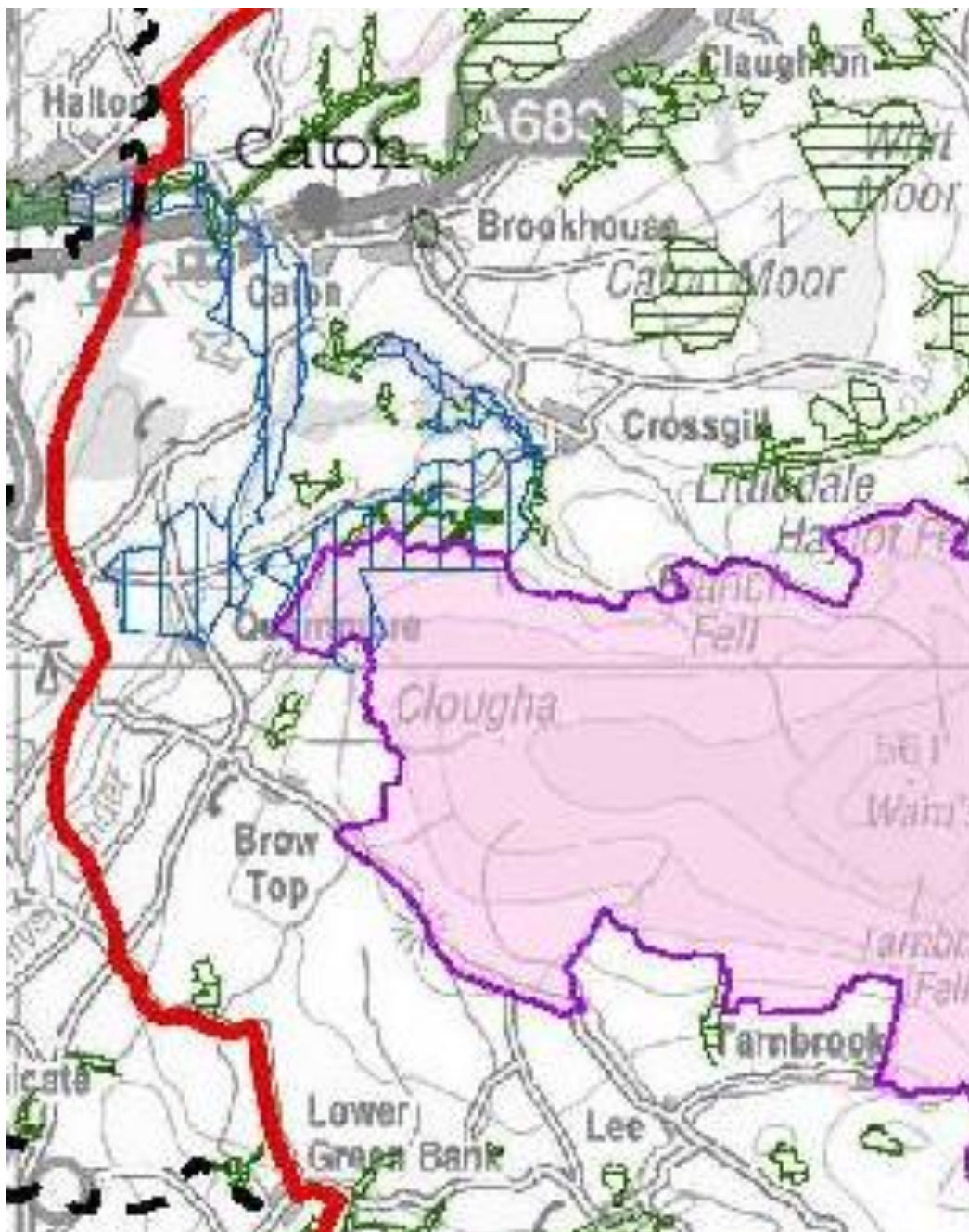
KEY		
Geology		
	Shale	 Coal Measures
	Gritstone	 Chert
	Mudstone	 Mudstone, Siltstone and Sandstone
	Limestone	 Sandstone and Mudstone
	Sandstone	 Mudstone and Siltstone
	Siltstone	 Siltstone and Sandstone
	Tuff	
		 Study Area
		 Forest of Bowland Area of Outstanding Natural Beauty












(from: Forest of Bowland AONB Landscape Character Assessment, page 21:

Source:

http://forestofbowland.com/files/uploads/pdfs/strategies/Landscape%20Character%20Introduction_29-09-09.pdf).

Map 4: Sites of Conservation Value



KEY					
	Special Protection Area		Local Nature Reserve		Regionally Important Geological Sites
	Special Area of Conservation		Site of Special Scientific Interest		Conservation Area
	RAMSAR Site		Forest of Bowland Area of Outstanding Natural Beauty		Study Area
	National Nature Reserve		Local Wildlife Sites		

(from: Forest of Bowland AONB Landscape Character Assessment, page 23:

Source:

[http://forestofbowland.com/files/uploads/pdfs/strategies/Landscape%20Character inroduction 29-09-09.pdf](http://forestofbowland.com/files/uploads/pdfs/strategies/Landscape%20Character%20Introduction%2029-09-09.pdf)).

Note:

The Special Protection Area and the Special Area of Conservation abutting the NW of this area are of European importance.

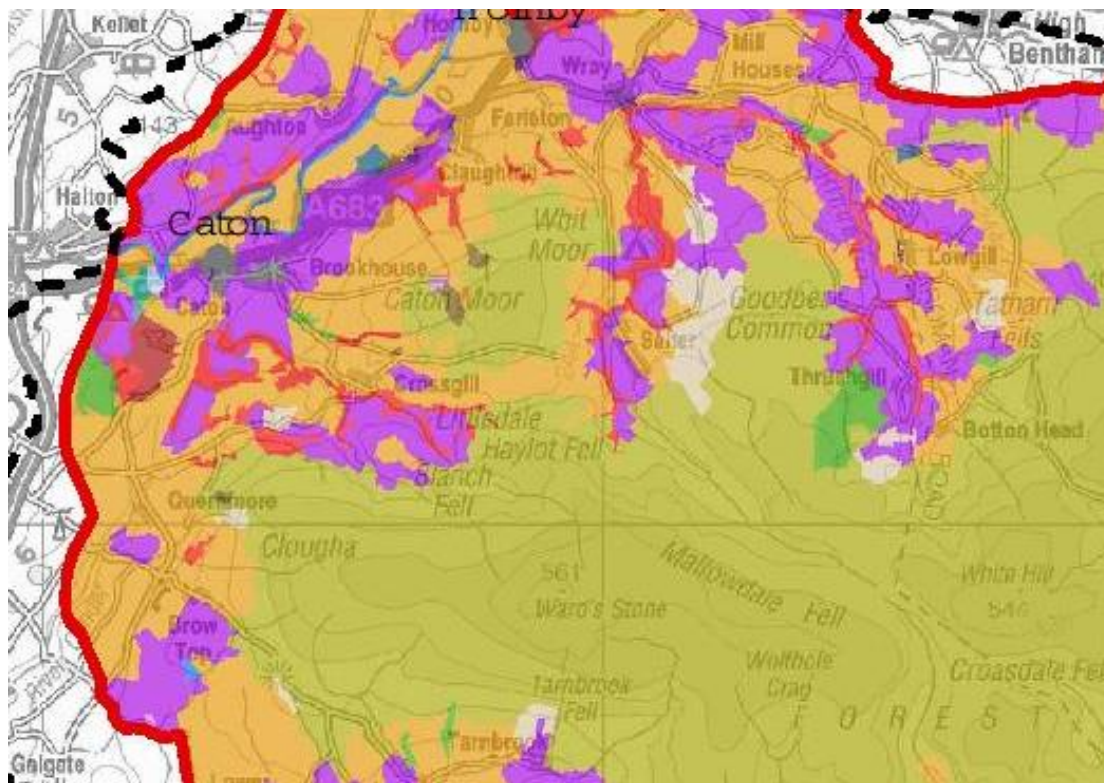
The Local Wildlife Sites are Biological Heritage Sites. More information and some of the species identified can be found on the NBN Gateway at:

https://data.nbn.org.uk/Site_Datasets/SB000006 . All reference numbers commence SB00000 656 and they include:

- | | |
|---|------|
| • Part of River Conder Valley | SW05 |
| • Part of Hollin Wood | SW06 |
| • Artle Dale west of the SSSI incl. Crymes Wood, Millwood and Sink Shaft Wood | SW07 |
| • Baines Cragg | SW09 |
| • 2 areas in Potts Wood, Artle Dale | SW10 |
| • Nicka Wood, Wispa Wood incl. Skellow Foot Wood and Field Foot Wood | SE01 |
| • Carr Wood | SE02 |
| • Cow Fall Wood | SE03 |
| • Deep Clough Wood | SE05 |
| • Closegill Beck | SE06 |
| • Bladder Stone Beck & Closegill Beck Grasslands | SE08 |
| • Caton Moor | SE12 |
| • Nottage Cragg (partof), Belt Wood & adjoining woodland and scrub | NE02 |
| • Also the River Lune and some of the bank areas | |

The Conservation Area is the historic centre of Brookhouse.

Map 5: Historic Landscape Character Types



KEY

Historic Landscape Character Types

	Ancient and Post-Medieval Settlement		Modern Ornamental
	Ancient Enclosure		Modern Recreation
	Ancient and Post-Medieval Industry		Modern Settlement
	Ancient and Post-Medieval Ornamental		Modern Woodland
	Ancient and Post-Medieval Wood		Moorland
	Lowland Moss and Grassland/Sc		Post-Medieval Enclosure
	Modern Enclosure		Reverted Moorland
	Modern Industry		Water

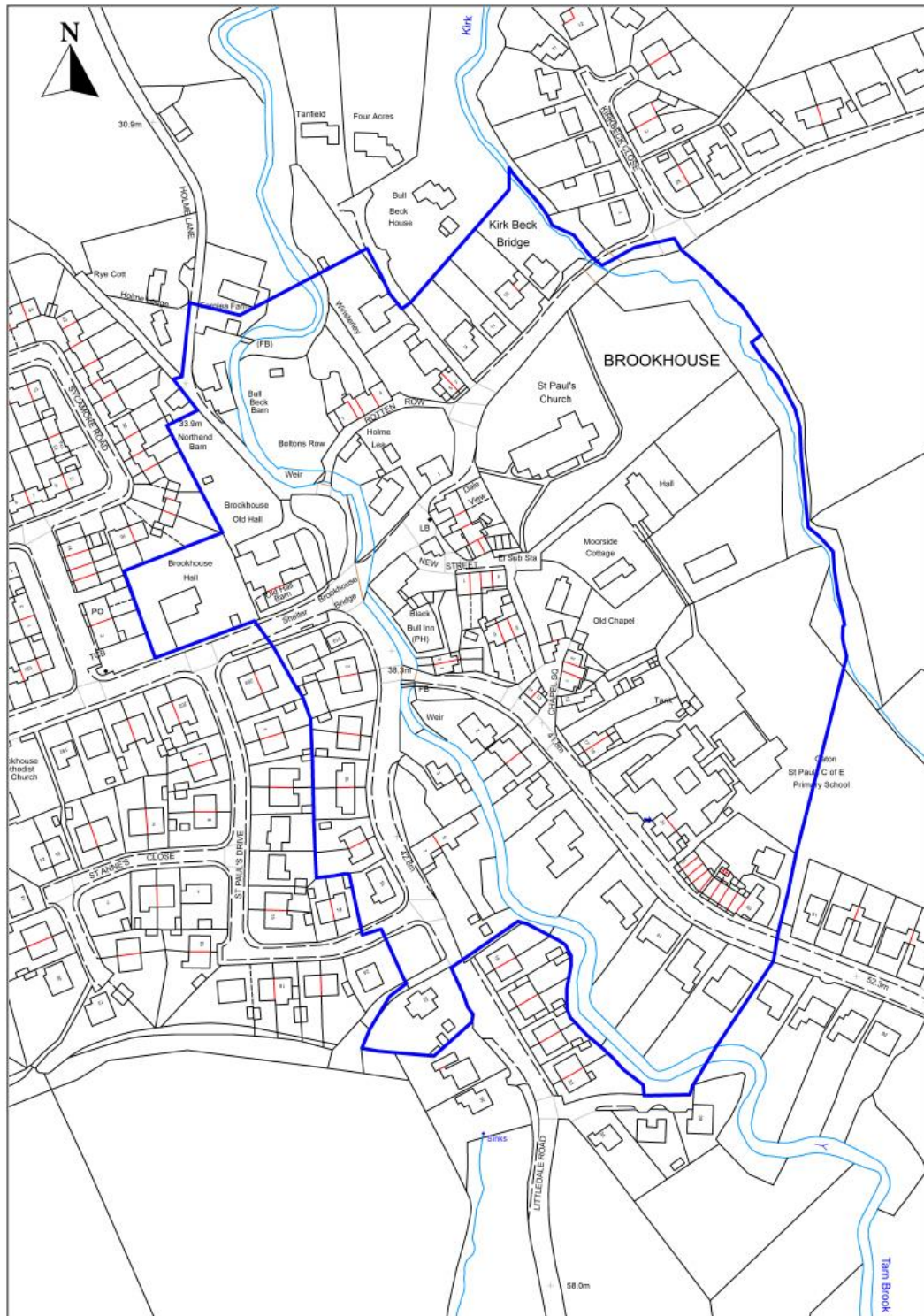
Types within Parish:

- Ancient and post-medieval settlement
- Ancient Enclosure
- Ancient and post-medieval industry (top Quarry Rd)
- Ancient and post-medieval wood
- Modern Industry (wind-farm)
- Modern settlement
- Modern woodland
- Moorland
- Post-medieval enclosure
- Reverted moorland
- Water

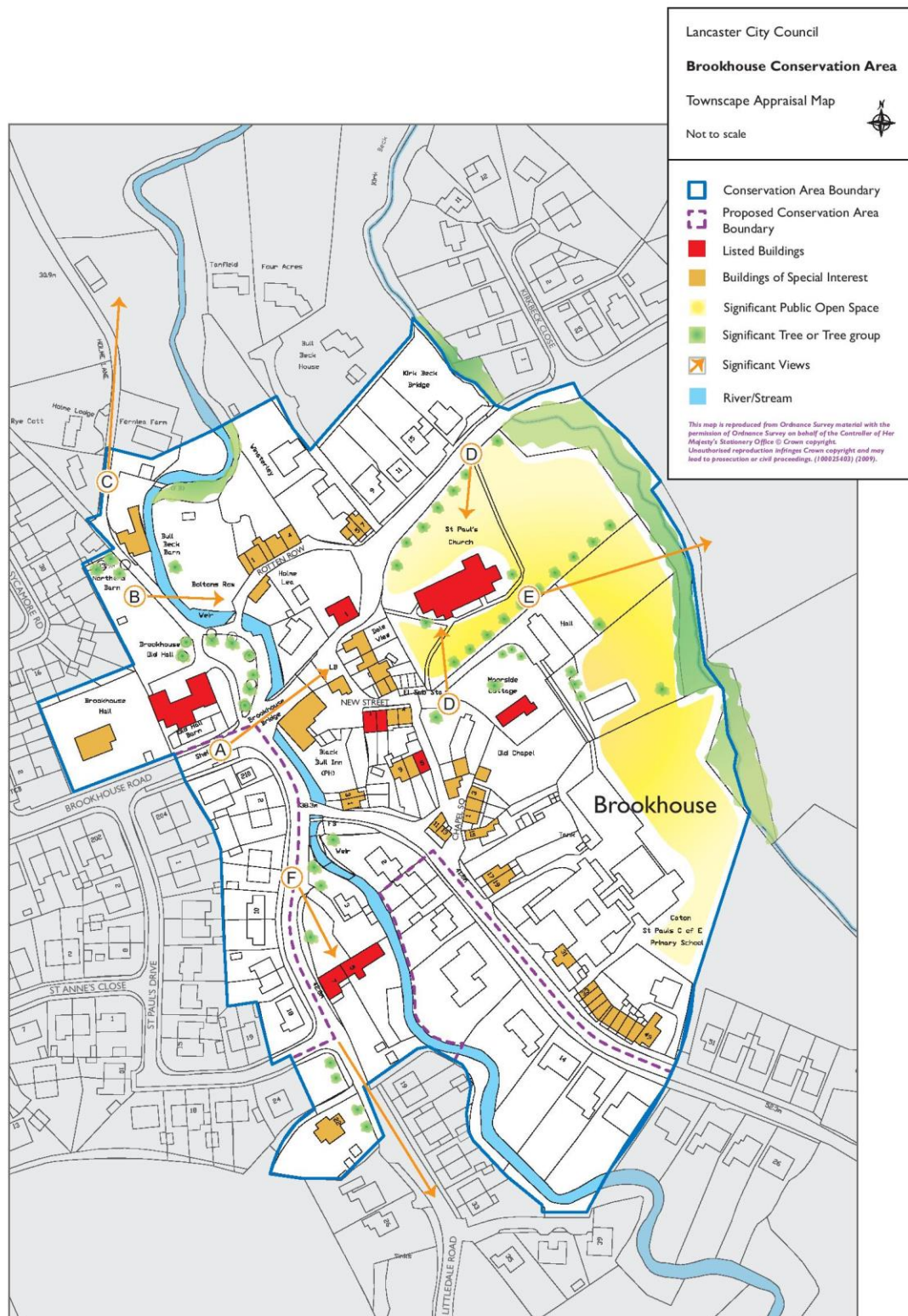
(from: Forest of Bowland AONB Landscape Character Assessment, page 42:

http://forestofbowland.com/files/uploads/pdfs/strategies/Landscape%20Character_introduction_29-09-09.pdf)

Map 6: Brookhouse Conservation Area

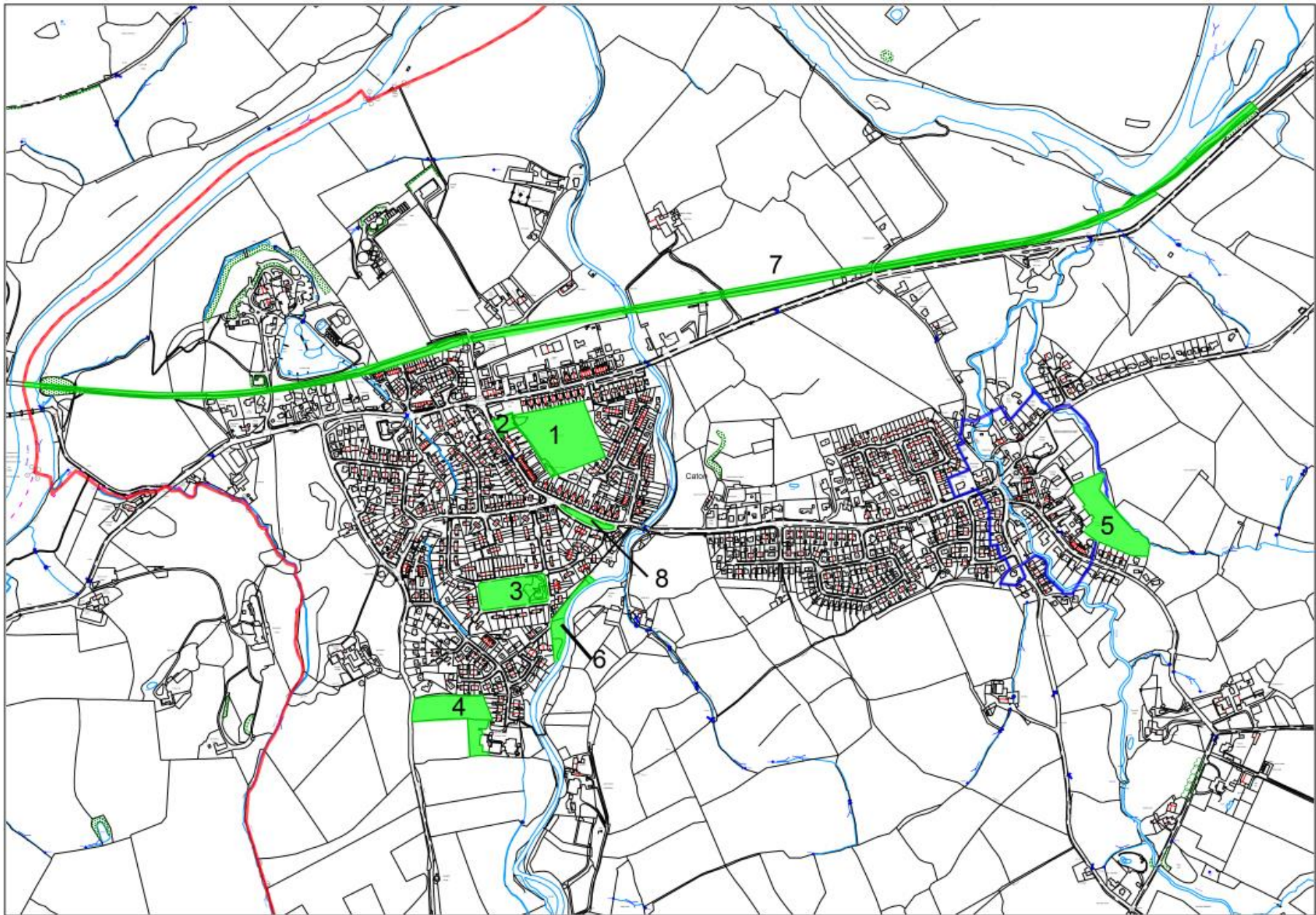


Map 7: Brookhouse Townscape Appraisal Map



This map shows the Catoosa River and its tributaries, including the Dalton River, Catoosa River, and various creeks like the Dalton Creek, Catoosa Creek, and others. The city of Dalton is visible in the upper left, and the county boundary is marked by a red line. The map also shows the surrounding landscape, including fields, forests, and roads.

Map 9: Local Green Spaces



Maps 9-1 to 9-8 – Individual Local Green Spaces

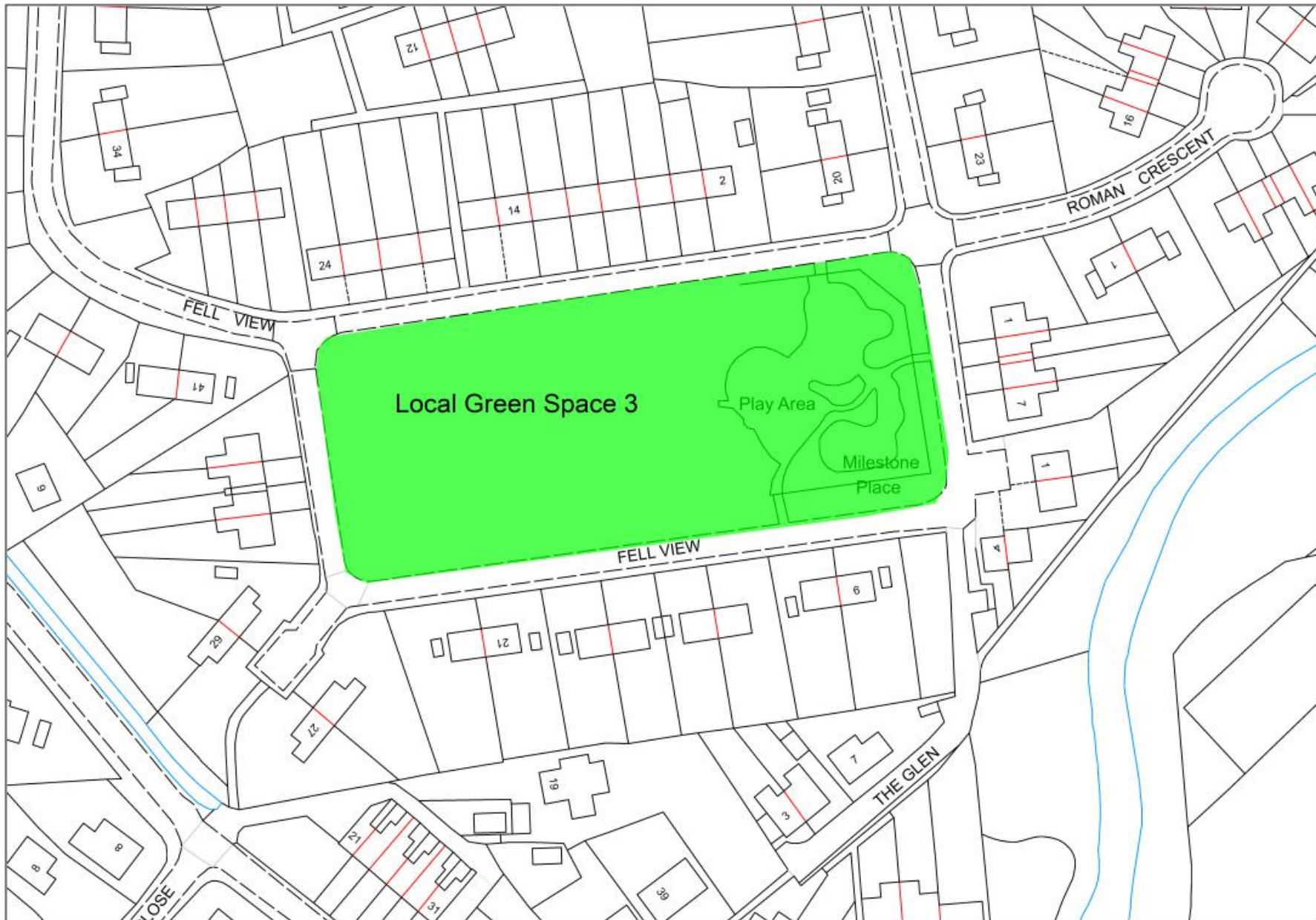
Map 9-1: Station Field sports Ground



Map 9-2 Station Hotel Bowling Green



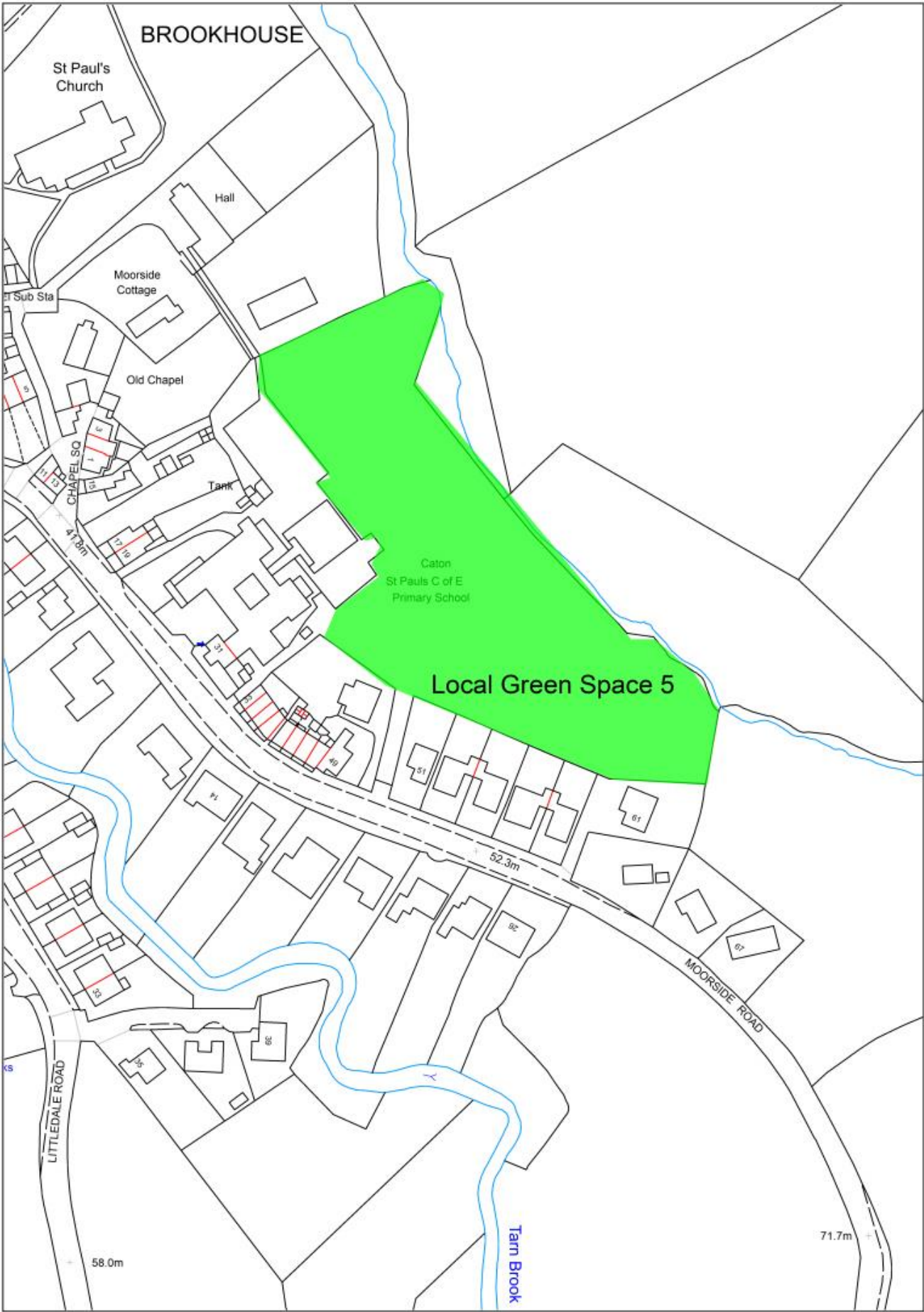
Map 9-3: Fell View children's play area and field



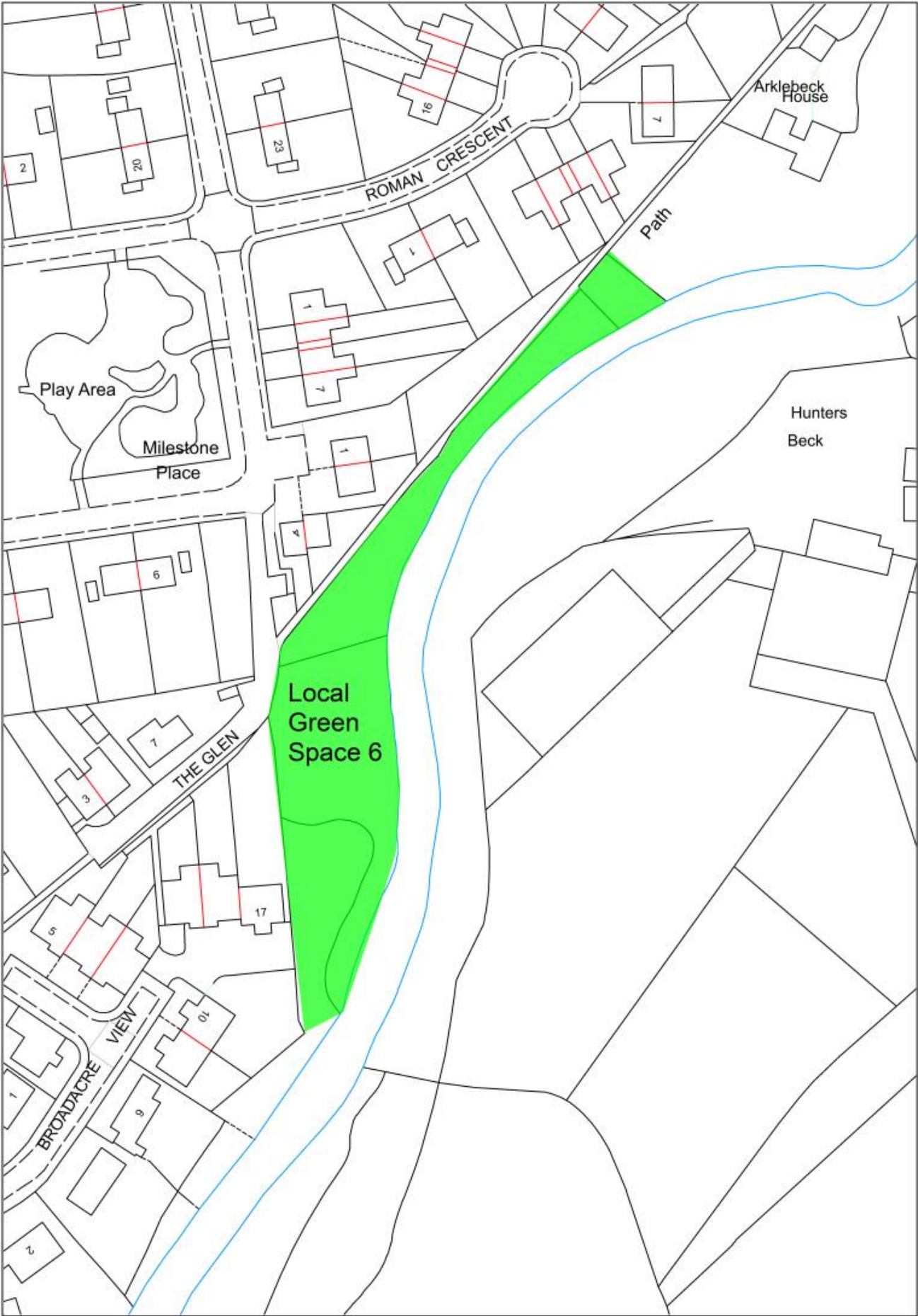
Map 9-4: Caton Community School grounds and playing field



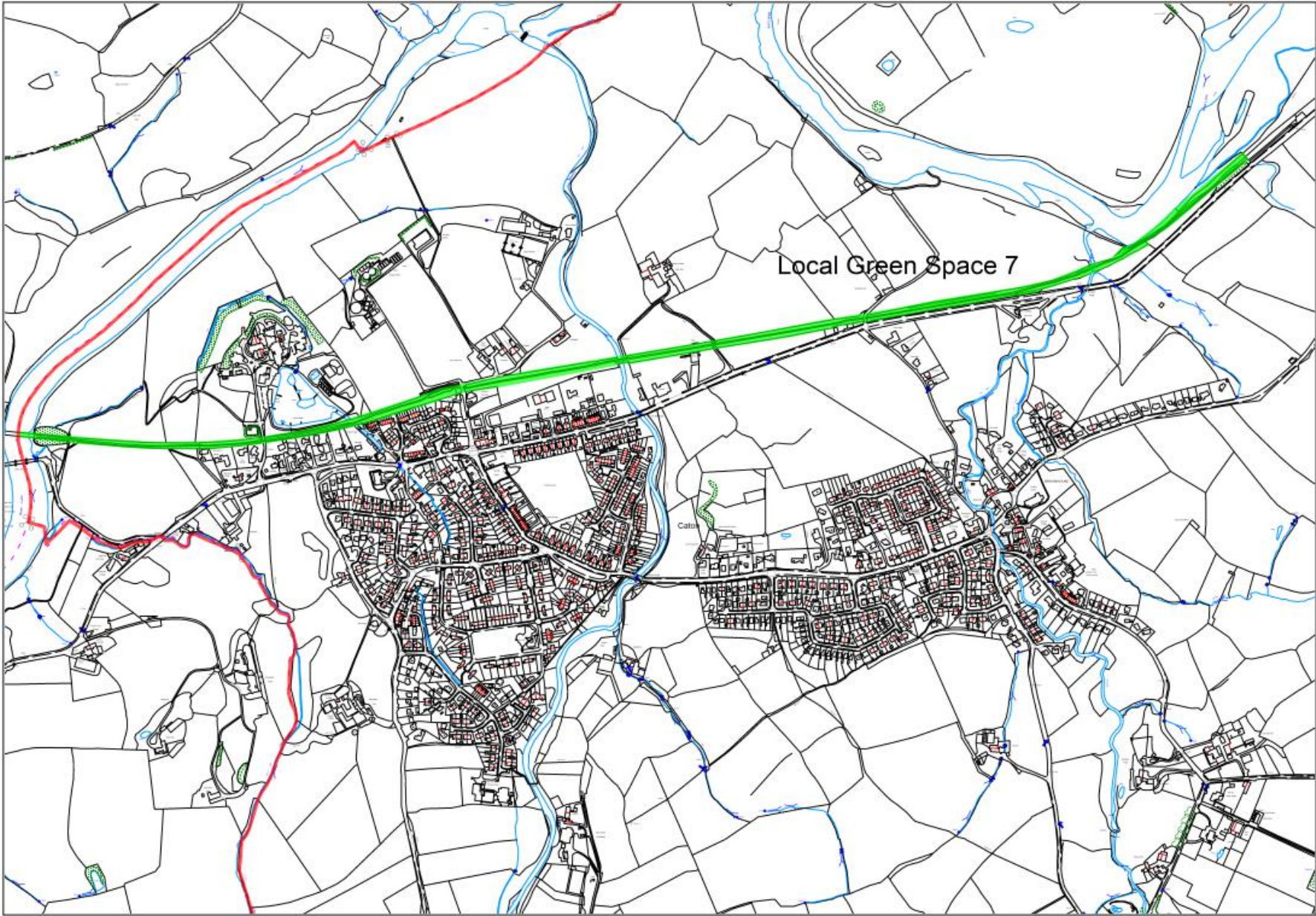
Map 9-5: St Paul's School field



Map 9-6: Parish Woodland



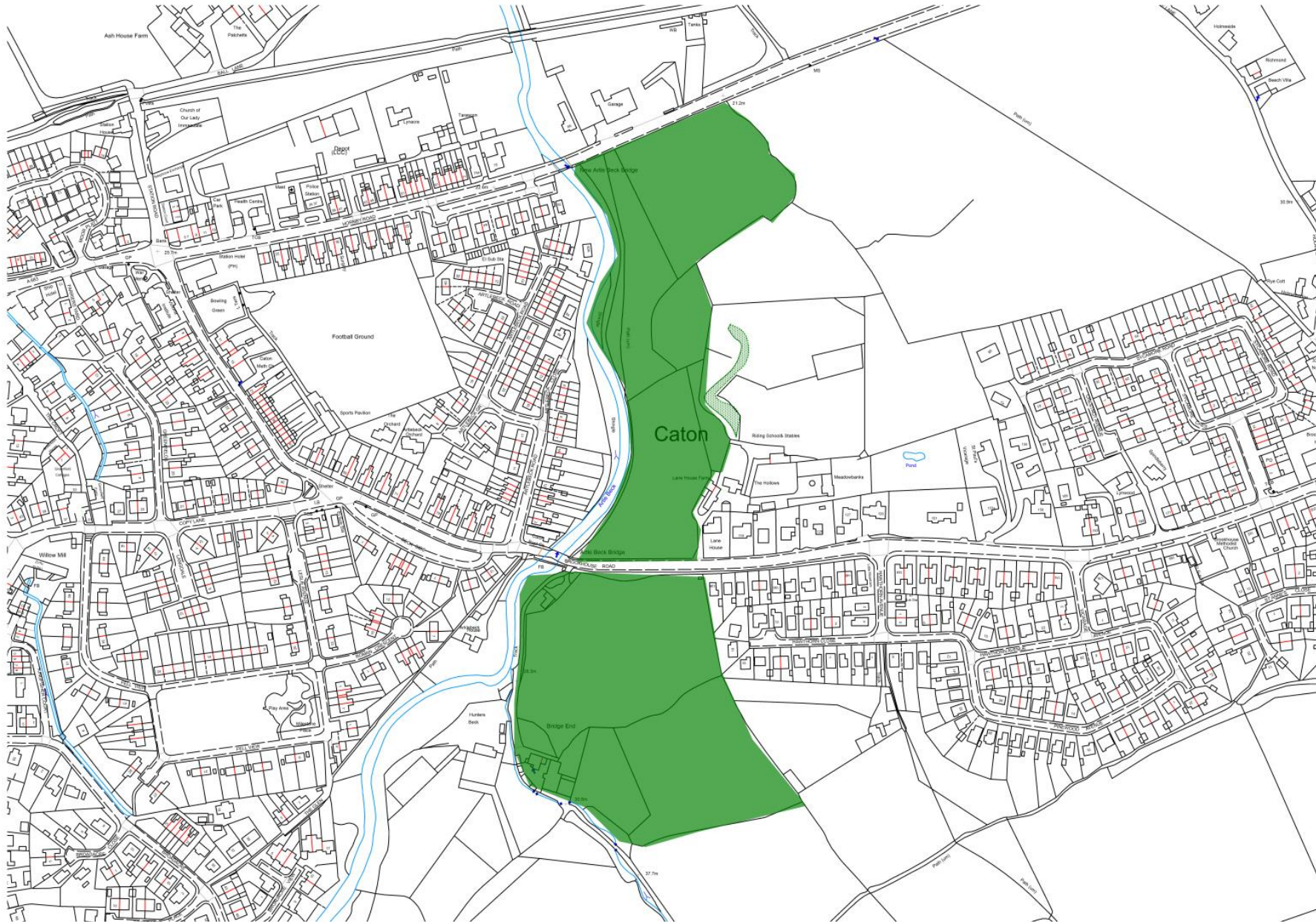
Map 9-7: River Lune Millennium Way



Map 9-8: Backside verge and trees



Map 10 Area of Separation



Appendix 1: Listed Buildings in Caton-with-Littledale Parish

(<https://historicengland.org.uk/listing/the-list/results?searchtype=nhle>).

There are 53 statutory Listed Buildings in Caton-with-Littledale as at April 2017. These are:

Name	Location	Grade
Greenfield House	The Croft, Caton with Littledale	II
Greenfield Cottage (facing south east)	The Croft, Caton with Littledale	II
Milestone	Hornby Road, Caton with Littledale	II
Croftlands	Lancaster Road, Caton with Littledale	II
Fish Stones	Lancaster Road, Caton with Littledale	II
Rose Cottage	7 Lancaster Road, Caton with Littledale	II
Old Hall Farmhouse	5 and 7 Littledale Road, Brookhouse, Caton with Littledale	II
The Cragg Farmhouse	Littledale Road, Caton with Littledale	II
Moorgarth	Moorside Road, Caton with Littledale	II
Oak Cottage	Quernmore Road, Caton with Littledale	II
Bellhill Farmhouse	Caton with Littledale	II
Borwicks and barn adjoining to south	Caton with Littledale	II
South western farm building at Dale Side	Caton with Littledale	II
Deep Clough Farmhouse and Barn adjoining to west	Caton with Littledale	II
Gresgarth Hall	Caton with Littledale	II*
Estate Mill, Gresgarth Hall	Caton with Littledale	II
Icehouse in grounds of Gresgarth Hall	Caton with Littledale	II
Hawes House	Caton with Littledale	II
Intack House and barn adjoining to north	Caton with Littledale	II
Littledale Free Church	Caton with Littledale	II
Former Spinning Mill, Low Mill	Caton with Littledale	II
Milestone	A683, Caton with Littledale	II
Barn south of Brookhouse Old Hall	Brookhouse Road, Brookhouse, Caton with Littledale	II
Caton Green Farmhouse	Caton Green Road, Brookhouse, Caton with Littledale	II
Caton Lune Bridge	Low Road. Caton with Littledale	II
Hawkshead Farmhouse and barn adjoining to north east	Caton with Littledale	II
Littledale Hall	Caton with Littledale	II
Pott Yeats Farmhouse	Caton with Littledale	II
Ravenscar Farmhouse and farm buildings in same range	Caton with Littledale	II

Ash House	Ball Lane, Caton with Littledale	II
Brookhouse Old Hall	Brookhouse Road, Brookhouse, Caton with Littledale	II
Church of St Paul	Caton Green Road, Brookhouse, Caton with Littledale	II*
Bell Farmhouse	Caton Green Road, Caton with Littledale	II
Willow Mill	Copy Lane, Caton with Littledale	II
Crossgill Farmhouse	Littledale Road, Caton with Littledale	II
Carr House	Littledale Road, Caton with Littledale	II
Gresgarth Lodge	Quernmore Road, Caton with Littledale	II
5 Sunny Bank	Brookhouse, Caton with Littledale	II
Eastern railway bridge over the River Lune at Crook of Lune	Low Road, Halton-with-Aughton	II
1 and 2 New Street	Brookhouse, Caton with Littledale	II
Church Hill	1 Caton Green Road, Brookhouse, Caton with Littledale	II
Wall enclosing garden north west of Caton Green Farmhouse, including a pier of gate piers	Caton Green Road, Brookhouse, Caton with Littledale	II
Mary Bank Farmhouse	Caton Green Road, Brookhouse, Caton with Littledale	II
Greenfield Cottage (facing north east to lane)	The Croft, Caton with Littledale	II
Old Post Cottage	Lancaster Road, Caton with Littledale	II
Caton Hall	Lancaster Road, Caton with Littledale	II
Farrar House and barn adjoining to west	9 Lancaster Road, Caton with Littledale	II
Old Church House	Littledale Road, Littledale	II
Barn to north west of the Cragg Farmhouse	Littledale Road, Caton with Littledale	II
Moorside Cottage	New Street, Brookhouse, Caton with Littledale	II
Cross base north of New House Farmhouse	Caton with Littledale	II
The Nook	Caton with Littledale	II
Artle Beck Bridge	Brookhouse Road, Caton with Littledale	II

Appendix 2: Caton-with-Littledale Parish Previous Reports, Surveys and Consultations

Previous Reports:

Caton-With-Littledale Community Audit Report. REAL (Rural Evaluation and Action for Lancashire). 2002. *Available on Village Website:*

<http://www.catonvillage.org.uk/neighbourhood-plan>

Caton-with-Littledale Parish Plan. October 2005 *Available on Village Website:*

<http://www.catonvillage.org.uk/neighbourhood-plan>

Caton-with-Littledale: Village Appraisal. 1992 (also known as: Parish of Caton-with-Littledale "Your Village" 1991-1993). *Available on Village Website:*

<http://www.catonvillage.org.uk/neighbourhood-plan>

Current Meetings, Surveys and Consultations used for the NDP:

Caton-with-Littledale NDP Initial Consultation Session with Residents: 9 October 2015

Publicity: Leaflets distributed with *The Link*, which reaches most houses in the parish; posters in local shops and on noticeboards; village website; *Lancaster Guardian*.

Venue / Meeting: 60-70 residents present. Evening meeting at the Victoria Institute, Caton, with a presentation by Cllr Jenny Walmsley (*available at:* <http://www.catonvillage.org.uk/neighbourhood-plan>) on the Neighbourhood Plan process and a briefing by on the neighbourhood planning process in Wray by Cllr Mark Skeldon. After this there was a post-it note session to gather ideas and then discussion of the way forward, seeking persons interested.

Noted in Discussion:

- wide range of issues raised, some not addressed by an NDP
- strong feelings on past housing development especially Moor Platt
- Lack of knowledge about Lancaster City Council housing and development plans which do include proposals for Caton and Brookhouse – both at the meeting and in general
- Poor representation of young people or parents of young families
- Sense that the community voice (or voices) had not been listened to in the past

Noted in Discussion:

- A number of people volunteered to assist with a plan, e.g.: house-to-house deliveries, visits
- No clear nucleus of people willing to drive plan forward at present

- Preparing an NDP would require a lot of time and commitment – this is clear from looking at examples of successful plans.
- Focus on an NDP might distract from other perhaps more effective ways of influencing development, given that any NDP has to fit within City and County guidelines.
- Appropriate to do some information gathering, for instance housing needs survey, working from home survey.

Post-it note feedback:

Parish Council agreed on 10th November:

1. Do not proceed with a full-scale Neighbourhood Plan at this stage
2. First investigate alternatives to a full Neighbourhood Plan which would have more limited objectives but might be more effective in shaping housing in the village and might attract greater community engagement.

Caton-with-Littledale NDP Consultation Session Autumn Fair: Victoria Institute, 10.00 – 13.00 Saturday 12th November 2016

Promotion: Mentioned/advertised in The Link, Lancaster Guardian, village Facebook and website

Display stand and members of the steering group - to discuss issues with local residents.

Stand: local photos and maps plus keywords: Housing; Facilities for Children and Young People; Roads, parking and public transport; Wildlife, countryside and landscapes; Leisure facilities; Spaces for jobs and businesses; Sports and games; Green spaces; Shops, pubs, Victoria Institute, church hall Post Office.

Feedback: Spoke to 56 people including 3 children/young people. Used post-it notes to capture issues mentioned.

Leaflets Available: Contact and further information slips. Forest of Bowland AONB publicity leaflets to give away. Copies of NDP paperwork available in case anyone asked to know more, and a copy of the Lancaster Guardian (10th November) which featured neighbourhood plans.

Caton-with-Littledale NDP Residents' Surveys 2016-17: Process

Initiation: October 5th, 2016 Steering Group agrees to go ahead with 2 surveys of Parish residents – one for adults and one for young residents.

Working Group: Alison Harry, Jenny Walmsley, Ruth Wright to undertake the work.

Method:

- Decided to make survey available to residents in printed form and online.
- Decided to use Survey Monkey software. Jenny Walmsley purchased a premium version of Survey Monkey to allow for the number of questions necessary, and other functional features.

- Surveys for adults and for young residents drafted.

Validation: Two rounds of consultations and testing involving other members of steering group in November 2016.

Publicity and Duration: Survey publicised at Autumn Fair (12th November 2016), on the village website and Facebook and in *The Link*. Also in *Lancaster Guardian*. Launched 26th November 2016. Originally intended to close on 19th December, but the initial response disappointing so extended the survey until 9th January. Publicised again through *The Link*, Lancaster Guardian, village website and Facebook. Also, we delivered printed information about the survey to outlying houses and farms in the Parish, and at the “Pub Quiz” in the Black Bull, and the Christmas Carol Service.

200 copies of adult survey printed and 50 of survey for young people. The printed surveys were available from (and returned to) Post office/ Londis and Victoria Institute. Separate consultations were organised (by Alan and Marilyn Davis) with Caton Community Primary School and Caton St Paul’s School.

Responses: Finally had 296 adult responses and 159 from children and young people.

Data Entry: Data from printed surveys, and from consultations at the village schools, keyed in by Peter Collins (Victoria Institute) and Jenny Walmsley.

Analysis: The main analysis was done using Survey Monkey software. Coding and analysis of written/free-text comments was done by Ruth Wright and Alison Harry through Survey Monkey.

Documentation and Results: All documentation from the surveys is on the village website – original questionnaire, results and analysis of free-text comments.
<http://www.catonvillage.org.uk/neighbourhood-plan>

Caton-with-Littledale NDP Informal Consultation Session February - March 2017

An informal consultation on the NP was held in February-March 2017, publicised through the village website, local newspaper, village newsletter *The Link* and Facebook. Information was also distributed to every home in the Parish (around 1200 leaflets). Three drop-in sessions were held in the Victoria Institute. People could comment through an on-line survey, by email or on paper forms. Around 80 people came to the drop-in sessions, and a similar number of individuals provided feedback. Most feedback on the draft plans from local residents echoed the concerns already voiced through the survey held in December 2016/January 2017. Key comments have been incorporated into this plan document.

The full report is on the village website
<http://www.catonvillage.org.uk/neighbourhood-plan>,

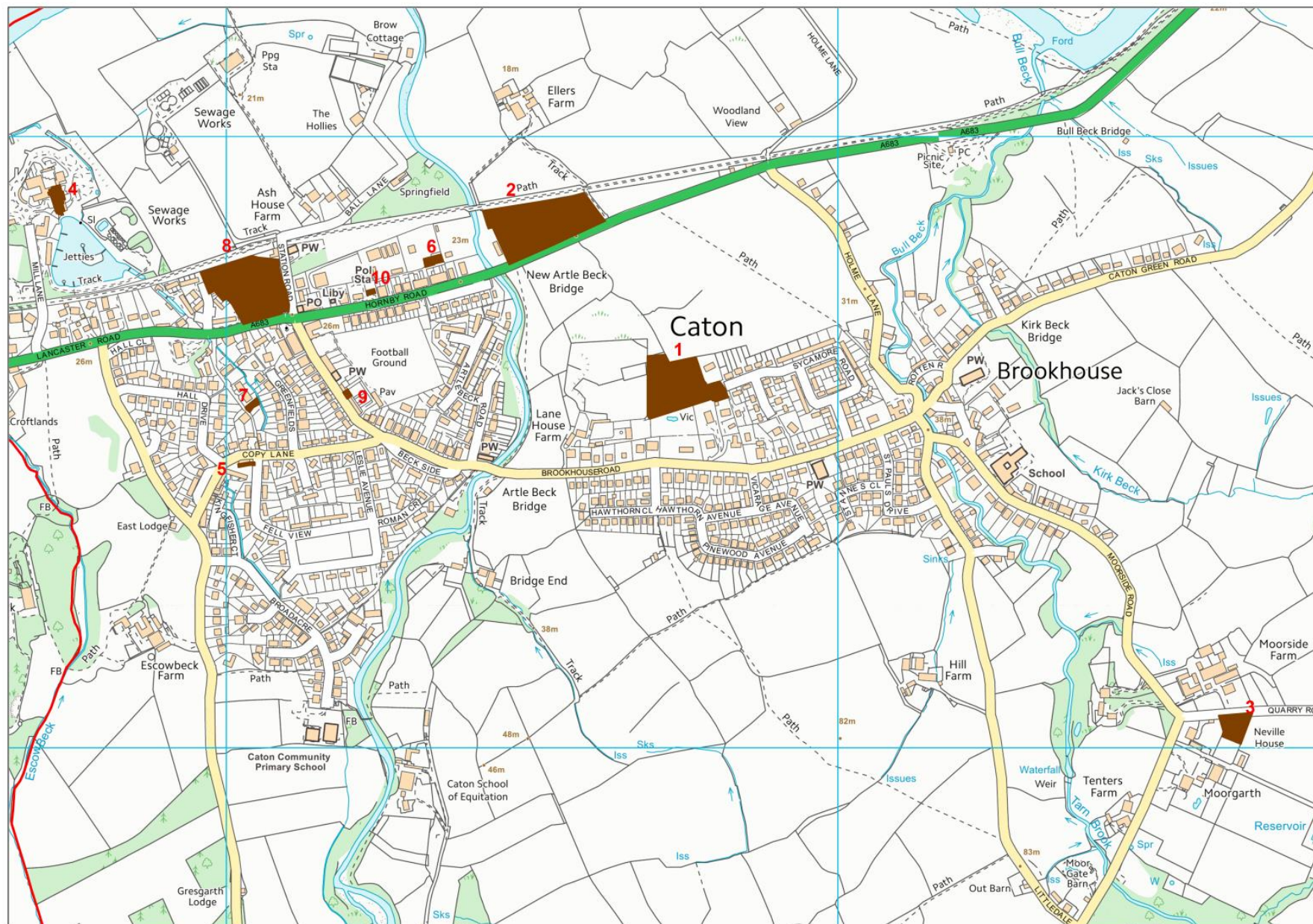
Appendix 3: Planning Approvals in Caton-with-Littledale Parish since 2011

1	16/01603/FUL	Land Off Sycamore Road Brookhouse	Demolition of existing dwelling and erection of 21 dwellings with associated access, landscaping and parking	Awaiting decision	
2	16/01310/REM	TNT Garage Hornby Road Caton	Reserved matters application for the erection of 30 dwellings with associated accesses and internal roads	Application Permitted	30 dwellings
3	16/00932/FUL	Neville House Moorside Road Brookhouse	Demolition of domestic store/workshop and erection of a 2-storey dwelling with associated landscaping	Application Permitted	1 dwelling
4	16/00104/CU	28 - 29 Low Mill, Mill Lane Caton	Change of use of one 2-bed apartment to two 1-bed apartments	Application Permitted	1 dwelling
5	14/00964/CU	Former Caton Youth Club Copy Lane Caton	Change of use of office (B1) to funeral directors (A1) and one 2-bed flat (C3) and erection a garage to the front elevation	Application Permitted	1 dwelling
See 1 above	14/00270/OUT	Land Off Sycamore Road Brookhouse	Outline application for the demolition of existing bungalow and erection of up to 31 dwellings with associated access	Application Permitted	31 dwellings (See 1 above for full application 21 dwellings)
6	14/00459/OUT	Land to The Rear 71 Hornby Road Caton	Outline application for the erection of a detached residential dwelling	Application Permitted	1 dwelling
See 2 above	14/00768/OUT	TNT Garage Hornby Road Caton	Outline application for the erection of up to 30 dwellings	Appeal Allowed	30 dwellings
7	13/01183/CU	Land Adjacent No 8 The Croft Caton	Change of use of redundant barn to a one-bed dwelling (C3) with a single storey extension	Application Permitted	1 dwelling
8	13/00668/FUL	Moor Platt Lancaster Road Caton	Demolition of the existing 2 storey disused care home and the erection of 6 two-bed houses, 15 three-bed houses and 12 four-bed houses including internal road layout and associated parking and landscaping	Application Permitted	33 dwellings Now Complete
9	13/00021/CU	27 - 31 Brookhouse Road Caton	Change of use from one 4 bed dwelling to one 1 bed dwelling and one 3 bed dwelling	Application Permitted	1 dwelling

10	13/00017/CU	Lancashire County Constabulary 37 Hornby Road Caton	Change of use from police office and community meeting house into residential dwelling	Application Permitted	1 dwelling
Total dwellings approved since 2011					101

NB: This is subsequently **reduced to 91 dwellings** as outline planning application 14/00270/OUT Land off Sycamore Road has recently submitted a formal application (16/01603/FUL) for 21 dwellings (reduced from 31). The final decision is awaited.

Spatial View of Planning Approvals



OUR PARISH – OUR FUTURE – OUR PLAN



**THE CATON-with-LITTLEDALE
NEIGHBOURHOOD DEVELOPMENT
PLAN
(2016 to 2031)**