



# Wray with Botton

## Neighbourhood Development Plan

Submission Version 4

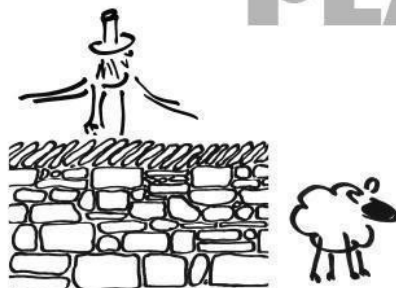
April 2018

# 2011-2031



# Wray

## NEIGHBOURHOOD PLAN



**Wray with Botton Neighbourhood Development Plan**

**2011 - 2031**

**Wray with Botton Parish Council**

**Submission Version 4**

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## CONTENTS

### Foreword

### Section 1 INTRODUCTION

- 1.1 What is a Neighbourhood Plan
- 1.2 Why a Neighbourhood Plan for Wray with Botton
- 1.3 Other Documents that guide development in the NP area
- 1.4 Plan Preparation
- 1.5 Community Engagement
- 1.6 Local Authority & Infrastructure Providers Engagement
- 1.7 Strategic Environmental Assessment/Habitat Directives
- 1.8 Area Designation
- 1.8 Structure of the NP

### Section 2 Wray with Botton

- 2.1 Plan Area Overview
- 2.2 Historical Context
- 2.3 Present Character

### Section 3 VISION AND OBJECTIVES

- 3.1 Vision
- 3.2 Objectives

### Section 4 POLICIES AND GUIDANCE

- 4.1 Policy Development
- 4.2 List of Policies
- 4.3 Overall Strategy
- 4.4 Built Environment
- 4.5 Housing
- 4.6 Rural Economy
- 4.7 Natural Environment
- 4.8 Community
- 4.9 Transport and Infrastructure

### Section 5 IMPLEMENTATION & MONITORING

### APPENDICES

## **LIST OF APPENDICES (Separate Documents)**

Appendix 1 Proposals Maps

Appendix 2 Schedule of Evidence

Appendix 3 Site Selection and Assessment

Appendix 4 Constraints Overview and Environmental Constraints Maps

Appendix 5 Local Green Space

Appendix 6 Strategic Environmental Assessment (SEA) and Habitat Regulation Assessment (HRA)

Appendix 7 Bibliography/References

Appendix 8 Glossary of Terms

Appendix 9 Table of Successor Policies in Emerging Local Plan

## Foreword

**Neighbourhood Plans** introduced through the Localism Act of 2011 help local communities to influence the planning of the area in which they live and work.

Wray with Botton Parish Council chose to prepare a Neighbourhood Plan in 2014 and since then, a committee of residents, the Neighbourhood Planning Group (NPG) has met regularly to develop the Plan. The creation of a Neighbourhood Plan is a rigorous process that has demanded incredible commitment from the members of the NPG, and their efforts are to be thoroughly commended.

At the heart of the Plan is the evidence gathered from consultations, surveys and professional advice. This evidence has helped shape the **Vision and Objectives** that in turn are set out as **Policies** which, together with Lancaster City Council's Local Plan, will shape future development in the village and against which planning applications will be judged.

Wray with Botton is a special place with a rich cultural heritage and a strong sense of community, set in the protected landscape of the Forest of Bowland Area of Outstanding Natural Beauty. The policies drawn up by the NPG are therefore the result of many months of careful consideration of all the feedback received from Wray with Botton residents, local business, statutory authorities and other stakeholders. Every effort has been made by the NPG to ensure that the Plan truly reflects the majority of views of local residents.

Wray with Botton Parish Council is very proud of all the work undertaken by the NPG on its behalf. This version of the Plan is the Submission document which we are formally submitting to Lancaster City Council. The City Council will carry out Public Consultation on the document and arrange examination following which, with any necessary changes, it will be formally adopted by Lancaster City Council. This is another important step towards giving the Parish the security of having the Neighbourhood Plan as the legal framework against which all future planning applications can be assessed.

Jo Postlethwaite

Chair

Wray with Botton Parish Council

## **Section 1 INTRODUCTION**

### **1.1 What is a Neighbourhood Plan?**

1.1.1 Neighbourhood Development Plans were introduced in the 2011 Localism Act.

1.1.2 The National Planning Policy Framework (March 2012) states:

“Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes ... can use neighbourhood planning to set planning policies through neighbourhood plans to determine decisions on planning applications; and grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order (para.183).

1.1.3 Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies (para.184).

1.1.4 Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation (para.185)”.

### **1.2 Why a Neighbourhood Plan for Wray with Botton?**

1.2.1 Wray with Botton Parish lies wholly within the Forest of Bowland Area of Outstanding Beauty (AONB). The AONB designation has the statutory purpose of conserving and enhancing the natural beauty of the area. This means that the area’s landscape has been identified by the Government as being of national importance. Designation as an AONB and the resulting legal powers and statutory obligations arise out of the National Parks and Access to the Countryside Act 1949 and the Countryside and Rights of Way Act 2000.

1.2.2 The AONB is a special place, characterised by the grandeur of the upland core; the steep escarpment of the Moorland Hills; the undulating lowlands; the visual contrasts between each element of the overall landscape; the serenity and tranquility of the area; the distinctive pattern of settlements; the wildlife and the landscape’s historic and cultural associations. Wray with Botton Parish includes many of these characteristics which contribute to make it a special place to live, work and play.

1.2.3 Lancaster City Council along with other public bodies have a statutory duty under Section 85 of the Countryside and Rights of Way (CRoW) Act 2000 to have regard to the statutory purpose of AONBs in carrying out their functions. Within the AONB, Government policy requires that councils give great weight to conserving landscape and scenic beauty. Management of the AONB which encompasses 18 parishes within 2 counties with 6 district councils is coordinated by the AONB partnership with its policy framework over the period April 2014 to March 2019 set out in the Forest of Bowland Management Plan<sup>1</sup>. The vision for all partners to work towards is that the Forest of Bowland AONB should retain its sense of local distinctiveness, notably the the large scale open moorland character of the Bowland Fells, traditional buildings and settlement patterns of villages, hamlets and farmsteads. Natural and cultural heritage should be sympathetically managed and contribute to a sustainable and vibrant local economy.

1.2.4 The two AONBs which lie within the Lancaster District are relatively small and sparsely populated compared with the whole and the City Council recognised that the District-wide Local Plan would not have the AONBs as their main focus. Whilst the administrative burden of dealing with the 6 separate councils in the Forest of Bowland AONB was considered too onerous to deal with, nevertheless it has chosen to work with South Lakeland District Council to produce a Development Plan Document for the Arnside and Silverdale AONB<sup>2</sup>. The AONB DPD can focus on the AONB and have its conservation and enhancement at its heart. It is an important means of implementing the the AONB Management Plan and will give statutory development plan policy force to some of the principles of the management plan when planning applications are considered. The Neighbourhood Plan for Wray draws on the work the City Council has done in preparing the AONB DPD and seeks a similar approach within the Forest of Bowland. The emerging Local Plan now recognises the importance of both AONBs within the District with policies which are now acknowledged within the Neighbourhood Plan.

1.2.5 Wray with Botton Parish Council, mindful of its location within the AONB decided in Autumn 2014 to draw up a Neighbourhood Development Plan for Wray with Botton because it was concerned about a number of issues affecting the Parish.

Issue 1 Meeting the housing needs of the people of Wray

Issue 2 Preserving the historic landscape and townscape of Wray and ensuring that any new development in Wray respects these

Issue 3 Finding appropriate uses for sites and buildings in Wray that fall into disuse

1.2.6 By working with Lancaster City Council, the Forest of Bowland AONB, and local village groups, Wray with Botton Parish Council established that a Neighbourhood Development Plan with appropriate planning policies, allocations and guidance would be a good way to address these issues.

1.2.7 The Wray with Botton Neighbourhood Plan sets out a vision and objectives for the future of Wray with Botton and establishes how that vision and objectives will be realised by identifying planning policies, allocations and guidance that can control land use and development in the parish.

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1 Forest of Bowland Management Plan 2014-19 <http://forestofbowland.com/Management-Plan>

2 Submission Version Arnside and Silverdale AONB DPD Feb 2018

### 1.3 Other documents guiding development in the Neighbourhood Plan Area

1.3.1 The Neighbourhood Plan is only one of a number of plans and strategies affecting the parish. It will complement existing plans and strategies including the AONB Management Plan and other existing and emerging local plan documents. The NP must be read alongside these other documents in order to understand the full range of requirements to which new development will be subject. These other documents will be found on the Lancaster City and Forest of Bowland websites - the most important are described below:

#### National Planning Policies

1.3.2 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'. Paragraph 14 sets out that:

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 restricted.

1.3.3 Footnote 9 in the NPPF, which relates to the 'specific policies' referenced in 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."

1.3.4 This means that the presumption in favour of sustainable development needs to be taken in the context of the AONB's status as a nationally protected landscape and in the context of the purpose of AONB designation. The NPPF is quite clear that the delivery of Objectively Assessed Needs (OAN) should be restricted in particular areas such as AONBs but this does not prevent opportunities to meet OAN being considered through the plan-making process.

1.3.5 **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.

1.3.6 Paragraph 17 of the NPPF sets out Core planning principles in the form of 12 bullet points. Fundamentally it requires that it should be a genuinely plan-led process, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. The plans should proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. They also need to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. The plans should take account of the different roles and characters of different areas and recognise the intrinsic character and beauty of the countryside and support thriving rural communities within it.

1.3.7 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).

1.3.8 **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.

1.3.9 The National Planning Policy Guidance (NPPG), which accompanies the NPPF,

reiterates Local authorities' statutory duties in relation to AONBs, setting out that Local Planning Authorities should have regard to AONB management plans, including their contribution to setting the strategic context for development by providing evidence and principles.

## The Lancaster District Local Plan

1.3.10 The relevant parts of the Lancaster Local Plan are:

(I) **The Lancaster District Core Strategy (2008)**, which sets out the overall development strategy and vision for the District. It identifies the AONB as a key element of the District's environmental capital but considered that developing a spatial strategy for the area would be too complex due the number of authorities involved. The overall policy of urban concentration also identified the village of Wray as a sustainable location for development to meet local needs.

(II) **The Lancaster District Development Management Policies (2014)**, which sets out policies used to help determine planning applications in Lancaster District. It identifies the village of Wray as a sustainable settlement in which it is appropriate for some development to take place. The Development Plan Document is written in anticipation that certain policy areas may be subject to further consideration in the preparation of the Arnside & Silverdale AONB DPD. At the same time the council stated that it would not provide an equivalent DPD for the Forest of Bowland AONB due to its more isolated and rural character.

(III) **The Arnside and Silverdale Area of Outstanding Natural Beauty (AONB) Development Plan Document (DPD) Submission Version (February 2018)**. The submission version sets out the overall strategy for development within the AONB including the identification of sites for housing. The DPD is now at an advanced stage and deals with similar issues that arise in the area of the Forest of Bowland AONB lying within the District and therefore, for the sake of consistency in the application of development control across the District, the Neighbourhood Plan draws strongly on its approach.

(IV) **Saved policies of the Lancaster District Local Plan (2004)**.

(V) Lancaster City Council held a public consultation<sup>3</sup> on two documents which will form the basis of the **new Local Plan** for the district. These are the **Strategic Policies and Land Allocations DPD**<sup>4</sup> for the whole District, excepting the Arnside & Silverdale AONB and an update to the **Development Management DPD**<sup>5</sup>. These documents have subsequently been amended and re-issued at Publication Stage on 9 February 2018 with representations invited until 6 April 2018. The City Council recognises that Neighbourhood Plans are being developed in a number of areas within the District and has not allocated specific sites within these areas. However, the Council expects, via the Neighbourhood Plan process, the respective Parish Council's to proactively and positively plan for housing growth within their communities. In drafting this NP, full weight must be given to the

<sup>3</sup> Developing a Local Plan for Lancaster District: Public Consultation 27 January to 24 March 2017

<sup>4</sup> Publication Draft Strategic Policies and Land Allocation DPD February 2018

<sup>5</sup> Publication Draft Development Management DPD February 2018

adopted documents noted at (I) (II) and (IV) above whilst significant consideration has been given to the emerging documents as the best representation of the Council's current thinking.

### **The Forest of Bowland AONB Management Plan**

1.3.11 The statutory AONB Management Plan is an important document. It was prepared by the AONB Partnership led by the Joint Advisory Committee comprising county councils, district councils, government agencies, representatives of landowners and others with interests as diverse as wildlife and rambling. The current Management Plan runs from April 2014 to March 2019. It identifies the distinctive qualities of the Forest of Bowland as

- Wild Open Spaces
- A special place for wildlife
- A landscape rich in heritage
- Living landscape
- Delicious local food and drink
- A place to enjoy and keep special

1.3.12 The Management Plan outlines an integrated vision for future development of the AONB based on the highest level of shared aspirations for the area, taking into account relevant international, national, regional and local policies. It presents objectives specific to the AONB that will enable this vision to be pursued effectively and allocates responsibility for each objective and related actions to relevant partners. The Management Plan also details the process by which progress towards these targets will be assessed.

1.3.13 To achieve its vision the plan has adopted a framework based on the following four outcomes:

- An outstanding landscape of natural and cultural heritage
- Resilient and sustainable communities
- A strong connection between people and the landscape
- Working in partnership

1.3.14 Planning and development is covered under the first outcome and is summarised as follows:

- Provide advice and guidance on planning and landscape-related matters for local planning authorities, highway authorities, government agencies, developers and communities (based on 'guidelines for managing landscape change' within the Forest of Bowland AONB Landscape Character Assessment [2009] to uphold the statutory duty for AONBs of 'conserving and enhancing the natural beauty of the landscape'.
- Contribute to and influence development plan documents (DPDs) of responsible local planning authorities
- Influence relevant planning and development policies and strategies at local, county and national level to uphold the statutory duty for AONBs of 'conserving and enhancing the natural beauty of the landscape'

1.3.15 The NP aims to complement the Management Plan to help deliver its chosen outcomes. 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.

## **1.4 Plan Preparation**

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

1.4.2 In order to prepare the Plan, the Parish Council first had to establish the Area and make arrangements for decision making and undertaking the work. This included setting up a working group and sub-groups for specific areas and themes. Wray with Botton has been fortunate enough to be able to draw on local expertise in a variety of specialist areas in the form of volunteers. It also decided that it would need independent specialist help at certain points in the Plan-making process. To this end it established a budget including grant made available by the Government specifically for the purpose of producing Neighbourhood Plans. It was also able to access other support from Lancaster City Council including planning advice, preparation of plans and diagrams, screening exercises for Sustainability Appraisal under the Strategic Environmental Assessment Directive and Habitats Assessment, legality checking etc. and has engaged with the AONB Unit and many other bodies through a wide ranging consultation process.

## **1.5 Community Engagement**

1.5.1 Community engagement and consultation lies at the heart of the neighbourhood planning process. A questionnaire distributed to all households in October 2014 sought comments on the proposed plan boundary and to identify residents’ current concerns. The responses were used to develop the vision and objectives for the plan and as a basis for discussions with a number of community groups in February and March 2015. The groups engaged included Wray Endowed Primary School Governors and Senior Leadership Team, Wray School Council (elected body of pupils), Wray Pre-school, Wray Youth Group, Holy Trinity Church, Wray Methodist Chapel, the Women’s Institute and Wray Scarecrow Festival & Fair Committee. At the same time, a large number of other statutory bodies and agencies were consulted to identify issues which needed to be taken into account in drafting the plan.

1.5.2 As housing was a clear concern for many respondents, a Housing Needs Survey was carried out in March 2015. This achieved a response rate of 58.6% which is an excellent result for this type of survey. This was followed up in April 2015 with a questionnaire distributed to all households which sought residents’ opinions on a number of issues including aspects on quality of life, housing and development, jobs and the local economy and protection of the environment. During the 2015 Scarecrow Festival and Wray Fair, visitors to the village were also invited to give their views on what they thought about the area. All this work was brought together at a public open day in July 2015 when the results were shown and further comment invited. In addition, the local community monthly news sheet, the Wrayly Mail, has been used throughout the development of the plan to keep the community informed of progress. A further public open day was held in March 2017 to show the progress made with drafting the Neighbourhood Plan, including the Housing Needs Survey Report, the draft Landscape Appraisal Report and the emerging results of the site selection and assessment process. All landowners of sites selected for assessment have been consulted and appraised of the outcome of those assessments. General support for the approach and outcomes identified has been noted.

1.5.3 Between 30 September and 10 November 2017 Wray with Botton Parish Council undertook a statutory 6-week consultation on Pre-submission Version 3 of the Plan. Feedback, suggestions and comments have been carefully considered and where appropriate amendments have been made to the Plan accordingly. The comments received and the changes made are recorded in the **Consultation Statement** which accompanies this Publication Document Version 4 as part of the formal submission to the Council for Examination and Referendum. The Consultation Statement contains details of all engagement with the community and others in preparing this Plan.

## **1.6 Local Authority & Infrastructure Providers Engagement**

1.6.1 It has been critical to engage with the Local Authority, Lancaster City Council, throughout the process as once the Plan has passed the Referendum it will form part of Lancaster City Council's Local Plan and any planning applications made for development in Wray with Botton from that point on will then be judged against the Neighbourhood Plan and other relevant Development Plan Documents.

1.6.2 Preparation of the Plan was happening at the same time as Lancaster City Council's Local Plan was evolving. As the Neighbourhood Plan has to be in general conformity with the Strategic Policies of the Local Plan, this made it even more important to maintain a good dialogue with Lancaster City Council throughout the process. In addition, Lancaster City Council have been able to help in a variety of ways in accordance with the Duty to Support in the Localism Act.

1.6.3 Infrastructure providers were consulted at an early stage of plan preparation. None of those who responded identified particular concerns or restraints other than the Environment Agency who drew attention to the Flood Zones within the plan area. Lancashire County Council as Highway Authority were unable to provide resources to comment on matters of access as part of the site assessment process. At the request of Lancaster City Council, the Highway Authority provided brief comments<sup>6</sup> in January 2018. These comments together with the lengthy experience and professional expertise available within the Neighbourhood Planning Group have been used to validate the site assessment. Infrastructure providers were consulted again on the Pre-Submission Version 3 and no comments were received that required any significant changes to be made.

## **1.7 Strategic Environmental Assessment/Habitats Directives**

1.7.1 The Neighbourhood Plan has to be assessed under Sustainability Appraisal (SA) to ensure it contributes to sustainable development. This is required by the Strategic Environmental Assessment (SEA) Directive<sup>7</sup>. An assessment is also required under the Habitats Regulations<sup>8</sup>.

1.7.2 Once Wray with Botton decided on their Vision and Objectives they submitted these to Lancaster City Council for Strategic Environmental Assessment and Habitats

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<sup>6</sup> Email from David Bloomer (Lancashire CC) to Paul Hatch (Lancaster CC) 24 January 2018

<sup>7</sup> Directive 2001/42/EC of the European Parliament and of the Council on the assessment of the effects of certain plans and programmes on the environment

<sup>8</sup> Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora. The Directive is primarily transposed in England under the Conservation of Habitats and Species Regulations 2010 (the Habitats Regulations).

Regulations Directives Assessment screenings. The initial screenings concluded that there was insufficient information available to determine whether assessments would be required. When the Neighbourhood Plan reached pre-submission stage Version 2, it was submitted to Lancaster City Council for further screening. The results are provided in Appendix 6. The Strategic Environmental Assessment screening concluded that it is unlikely that the Neighbourhood Plan would result in a significant environmental effect. The Habitats Regulation Assessment Screening Report identified four policies requiring amendments to their wording to clarify that there would be no likely significant effects on designated sites as a result of their implementation. These policies have subsequently been amended to satisfy this recommendation and acknowledged at pre-submission stage Version 3. No significant changes have been made to this version 4 which would require further screening to be necessary.

## **1.8 Area Designation**

1.8.1 One of the first actions in the production of the Neighbourhood Plan was to define the Plan Area and have it officially designated by Lancaster City Council.

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

1.8.3 The Area was submitted to Lancaster City Council for Designation on 11 November 2014 and after a 6 week statutory consultation period run by Lancaster City Council, the area was designated on 20 February 2015

# Wray with Botton Neighbourhood Area



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## 1.9 Structure of the Neighbourhood Plan

The document is split into six sections:

**Section 1** is this introduction. It tells you what the Neighbourhood Plan is, how it was prepared and how it fits into National and Local planning policy.

**Section 2** provides a description of the NP area and background information on the history and character of the village of Wray

**Section 3** sets out the Vision and Objectives for the NP.

**Section 4** sets out the policies through which the vision and objectives will be delivered and includes proposed allocation of sites for development.

**Section 5** considers the monitoring and implementation of the NP

The Appendices are contained in separate documents



## SECTION 2 Wray with Botton

### 2.1 Overview of the Plan Area

2.1.1 The rural parish of Wray with Botton in the City of Lancaster lies in the Forest of Bowland Area of Outstanding Natural Beauty (AONB). It is about 14.5 km (9 miles) long and up to 2.3 km (1.5 miles) wide, comprising the small village of Wray surrounded by agricultural land used for grazing cattle and sheep and a sparsely populated, largely upland area of open countryside to the south bounded to the east by the River Hindburn.

2.1.2 The village, most of which is within a Conservation Area and where most of the population live<sup>9</sup>, is tucked away at the confluence of the Rivers Roeburn and Hindburn at the point where they flow out from their steep-sided wooded valleys into the floodplain of the Lune Valley. Steeped in history, characteristics of this pretty and much-visited community include a one-deep (linear) Medieval street pattern with little development beyond and distant views out to surrounding landscape.

2.1.3 There is a strong tradition of community spirit and action involving people from the fells and the village working together. Local people have embraced change, most recently as part of the vanguard for community-owned Broadband for the Rural North (B4RN) Ltd, a professionally designed, high-speed and world-class fibre optic broadband network serving homes in the parish<sup>10</sup>.

#### Key Statistics

Dimensions About 14.5 km (9 miles) in length by up to 2.3 km (1.5 miles) wide

Area 2171 ha<sup>11</sup> all within the Forest of Bowland AONB

Population 532<sup>12</sup>

Households 222<sup>13</sup> Note that all but 20–25 dwellings are located in and around the village. More than 90 percent are permanent residences, rather than holiday/second homes<sup>14</sup>

Listed Buildings 44 (28 within the Wray Conservation Area) (Ref) In addition to the Listed Buildings, significant numbers of buildings have been identified as Buildings of Special Character

Businesses 44<sup>15</sup> These range from farming to therapy. Many are sole

<sup>9</sup> Housing Needs Survey Report, 2015

<sup>10</sup> See <https://b4rn.org.uk/> (accessed 16/1/17)

<sup>11</sup> Office for National Statistics

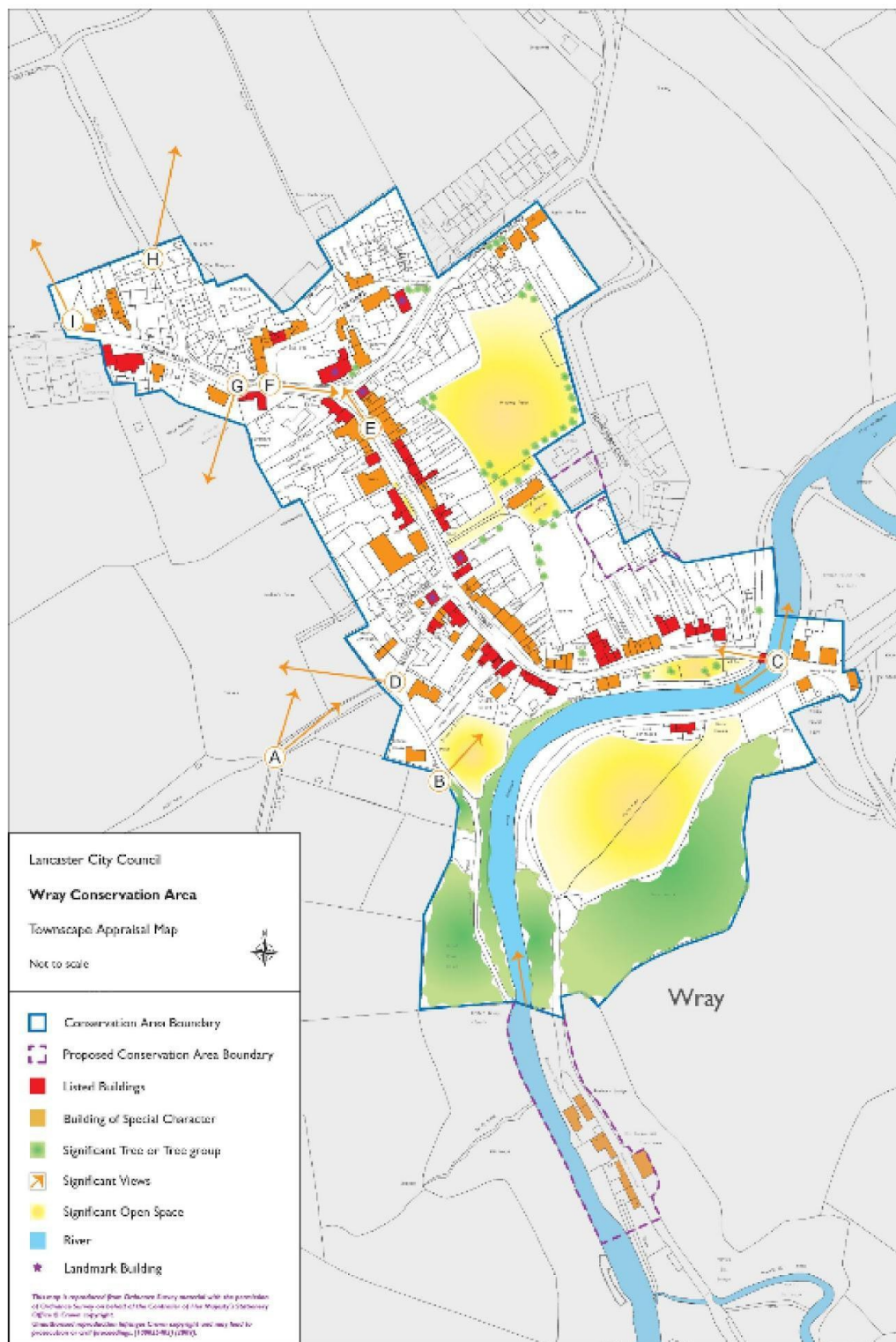
<sup>12</sup> Census, 2011

<sup>13</sup> Census, 2011

<sup>14</sup> Housing Needs Survey Report, 2015

<sup>15</sup> Wray Business Survey, 2015

proprietors or employ only small numbers of part-time staff or contractors



Map 2.1 Wray Conservation Area<sup>16</sup>

<sup>16</sup> Wray Conservation Area Appraisal (Lancaster City Council December 2009)

## 2.2 Historical context

2.2.1 The name Wray derives from the old Scandinavian word ‘wra’, a nook or corner denoting a remote valley or isolated place. The village was established in about 1200 by the Lord of Hornby Castle, and at that time it was an agricultural settlement:

*A double set of homesteads faced each other across what became the village street, which turned a sharp corner as it approached the Roeburn, and continued downhill to a convenient crossing place at the bottom*<sup>17</sup>

2.2.2 That basic layout on Main Street still forms the heart of the village. In the 17th century local Quakers refused to pay agricultural tithes to the established church, leading the population away from agriculture to industry. By the 19th century the village had become a centre of hat, nail and bobbin making. Many vernacular cottages survive from the 17th and 18th centuries, often identified by prominent date stones, and their close proximity to each other is distinct:

*Its [Wray’s] old appearance can be seen in a village such as Arkholme, a single street of well-spaced yeoman houses. At Wray the spaces were rapidly filled in, a map of the 1770s already showing almost no gaps*<sup>18</sup>

2.2.3 During this time the crossing place, originally a ford, was replaced by a stone bridge (late 18th century). Additional buildings ‘with great architectural pretension’<sup>19</sup> date from the 19th century, and architectural historian Nikolaus Pevsner describes Main Street as ‘a specially pretty village street with the houses as continuous terraces...’

## 2.3 Present character

### 2.3.1 Place

2.3.1.1 The parish is fully contained within the Forest of Bowland AONB and, as would be expected, is strongly characterized by any description of that landscape. As noted in the Housing Needs Survey Report<sup>20</sup>, all the factors used in the designation of the AONB can be seen in different parts of the parish. These include<sup>21</sup> the

- *Grandeur and isolation of the upland core*
- *Steep escarpments of the Moorland Hills*
- *Undulating lowlands*
- *Serenity and tranquility of the area*
- *Distinctive pattern of settlements*
- *Wildlife of the area*

<sup>17</sup> Garnett E. 2002. The Wray Flood of 1967: Memories of a Lune Valley Community. Volume 47, Centre for North-West Regional Studies, Lancaster University

<sup>18</sup> Garnett E, 2002

<sup>19</sup> Wray Conservation Area Appraisal. 2009. Prepared by The Conservation Studio for Lancaster City Council

<sup>20</sup> Housing Needs Survey Report, 2015

<sup>21</sup> Forest of Bowland AONB Management Plan 2014-19

- *Landscape's historic and cultural associations*

2.3.1.2 Within this, the Wray Conservation Area Appraisal<sup>22</sup> contains considerable detail about what makes Wray a unique village within the AONB: much of it is a designated Conservation Area. Features include its location and setting, historical development, character and appearance, and buildings (e.g. see Box 2.3.1). Particularly relevant to the present document include the

- *Rural setting of the village between [the] Forest of Bowland and the Lune Valley*
- *Distinctive linear village street pattern [i.e. one-deep] with little backland development*
- *Distant views out of the conservation area to surrounding rural landscape, to Hornby Castle and along the River Roeburn*

2.3.1.3 The number of Listed Buildings in the Conservation Area (28) is noted to be high for such a small settlement, and these together with Buildings of Special Character comprise almost all the buildings on Main Street.

#### **Wray Conservation Area Appraisal summary of special interest**

- *Origins as a planned and planted medieval village established as a farming community in the 12th century*
- *Distinctive linear village street pattern with little backland development*
- *Rural setting of the village between [the] Forest of Bowland and the Lune Valley*
- *Located on land rising from the Roeburn valley just west of the confluence of the Rivers Hindburn and Roeburn*
- *Significant number of dwellings that survive from the late-17th to late-19th centuries*
- *Distant views out of the conservation area to surrounding rural landscape, to Hornby Castle and along the River Roeburn*
- *Views of historic buildings within the conservation area, notably landmark buildings such as Wray House and Windsor House which hold prominent positions at the north end of Main Street*
- *Architectural and historic interest of the area's buildings, including 28 listed buildings*
- *Varied townscape of vernacular historic buildings that follow the sinuous curves of Main Street, as it climbs from the valley of the River Roeburn*
- *Prevalent use of locally quarried building stone for walling, roof slates and boundary walls*
- *Features and details that contribute to local identity e.g. small areas of cobbled stone floorscape, decorative date stones and the Queen Victoria Jubilee lamp*
- *The Flood Garden, site of houses demolished in the flood of 1967, wherein lies a commemorative cobblestone mosaic designed by Maggy Howarth*

<sup>22</sup> Wray Conservation Area Appraisal, 2009

- *Trees, particularly in the southern part of the conservation area beside the Roeburn and Bank Wood, a steep backdrop to the conservation area*
- *The River Roeburn and Wray Bridge (1780), listed grade II*

2.3.1.4 To supplement the existing information on the special qualities of the area and to focus on the setting of the village of Wray, a Landscape Appraisal<sup>23</sup> by Alison Farmer Associates was commissioned which reviews previous appraisals and defines eight Local Character Areas. This character assessment helps bridge the current gap between the wider AONB Landscape Character Assessment and the Conservation Area Appraisal. The Landscape Appraisal identifies the special qualities of the village to conserve and enhance and the changes to avoid. The plan showing the village character and analysis is shown on the following page.

### 2.3.2 People

2.3.2.1 Wray village and the surrounding area have a recent history of proactive community development activity, with local people able to look forward and act for the benefit of all. For example<sup>24</sup>:

*Community spirit is a difficult thing to pin down, but everyone agrees that Wray has it more than most villages, and that it has grown over the years in a spiral of cause and effect. Not many places with 500 inhabitants could have generated the Scarecrow Festival and Fair which in a warm May can bring somewhere in the region of 30,000 visitors; and not many could have supported the building, in the year 2001, of two extra classrooms on to a school with fewer than fifty children.'*

2.3.2.2 More recently, Wray was a key centre in setting up and installing B4RN fibre optic broadband in the rural communities to the east of Lancaster poorly served by the national providers. Local volunteers played an active role in extending the core route from Roeburndale into and through the village. The high take up of connections helped put B4RN on a sound commercial footing, and the network now serves over 2500 properties. This development is likely to have contributed to the relatively large proportion of new professional, scientific and technical businesses<sup>25</sup>.

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<sup>23</sup> Wray with Botton Neighbourhood Plan: Landscape Appraisal, Alison Farmer Associates 2017

<sup>24</sup> Garnett E, 2002

<sup>25</sup> Wray Business Survey, 2015



Extract from Wray with Botton Neighbourhood Plan Landscape Appraisal Final Report April 2017

## 2.4 Planning Constraints

2.4.1 Two plans included at Appendix 4 indicate the most significant constraints in terms of national, county council and district council designations. These include the Forest of Bowland Area of Outstanding Natural Beauty which covers the whole of the neighbourhood Plan area; the Bowland Fells Special Protection Area which covers a significant area in the south of the Parish; Flood Zone 3 which is of particular importance in the vicinity of the Rivers Roeburn and Hindburn where they pass through the village of Wray; and the Wray Conservation Area.

2.4.2 Immediately adjacent to the east of the village of Wray, a significant area of land is subject to an agreement under S106 of the Town and Country Planning Act 1990. A copy of the agreement is included at Annex 3 to Appendix 3 Site Selection and Assessment. Under the agreement it is covenanted not to erect any further dwellings or replacement agricultural buildings on the agricultural land beyond the development of 8 dwellings on the east side of what is now Home Farm Close. The area concerned is shown on the Proposals Map Sheet 2 Inset Plan Wray Village.

2.4.3 The Parish Council requested that the agreement was negotiated due to the importance it attached to this area. The value of the historic meadowland sloping down to the river flood plain and strip fields to the north of the village is also acknowledged in the independent research carried out for this plan. The S106 agreement illustrates the historic importance the Parish Council has accorded, and will continue to accord, to the environmental sensitivity and the conservation of the landscape when it comes to the determination of local planning applications.

## Section 3 VISION AND OBJECTIVES

### 3.1 Vision

3.1.1 The vision for the Forest of Bowland AONB set out in the adopted Management Plan is:

The vision for all partners to work towards is that:  
The Forest of Bowland AONB retains its sense of local distinctiveness, notably the large-scale open moorland character of the Bowland Fells, traditional buildings and settlement patterns of villages, hamlets and farmsteads. Natural and cultural heritage is sympathetically managed and contributes to a sustainable and vibrant local economy. The management of the AONB has improved the quality of the landscape for all.

3.1.2 The vision set out in the Lancaster District Local Plan<sup>26</sup> is:

#### Economic Vision

The council will seek to meet the challenges of sustainable growth within both the district and regional economy, creating conditions which will enable managed growth and establish a strong, diverse and vibrant local economy. This will be achieved whilst protecting and where possible enhancing the strong character of the of the district's landscape, the natural and historic environment and communities from negative impacts and achieving a strong sense of place.

#### Environmental Vision

The District of Lancaster has many landscapes, townscapes, buildings, habitats and ecosystems which are unique and special. These features contribute to a unique sense of place for local residents, businesses and visitors to the district. The council recognises the importance to protect these features both for current and future generations and take the opportunities to enhance these features when and where possible.

#### Communities Vision

The council believes in the creation and protection of strong, safe and sustainable communities, whether they be urban or rural. New development in the district will be provided in sustainable locations and to meet the needs of a changing and evolving community

The Strategic Policies and Land Allocations DPD<sup>27</sup> in the emerging Local Plan sets out a Spatial Vision for Lancaster District which includes specific ambitions for the district's local areas where Wray with Botton falls within the coast and countryside area:

Conserved and enhanced environments with a more diverse network of vibrant rural communities acting as hubs for services and businesses that provide for local needs and directly support farming, forestry and fisheries.

<sup>26</sup> As set out in the Local Plan for Lancaster District 2011-2031 Development Management DPD

<sup>27</sup> Local Plan for Lancaster District- Part One: Strategic Policies and Land Allocations DPD Publication Version February 2018



3.1.3 The vision for the Wray with Botton Neighbourhood Plan needs to reflect and supplement the Management Plan vision, the Local Plan vision, national policy and the evidence gathered from consultation with the local community.

Based on engagement with the Community and the key issues identified, Wray with Botton Neighbourhood Development Plan's Vision for 2031 is as follows:

Development will be managed in the Neighbourhood Plan area in a way that meets the needs of the local community allowing them to continue to live, work and enjoy a high quality of life in an area that creates a strong sense of place.

Wray with Botton will support high-quality sustainable development to meet local needs which enhances the local distinctiveness of its character and respects its setting within the landscape of the Forest of Bowland AONB.

Sustainable development will be managed within the Parish for the benefit of its residents, businesses and wildlife, maintaining and enhancing its character and respecting its setting within the landscape. Agriculture and wild places will remain valued features of local life.

Success will mean Wray with Botton continues to be a small, vibrant, rural community encouraging prosperity for residents and local businesses alike whilst conserving its natural assets.

### Reasoned Justification

3.1.4 The vision has been subject to much discussion both within the neighbourhood planning group and the wider community through consultation. It encompasses the key strands of local distinctiveness and the established high quality of life created by a vibrant community living in harmony with its special surroundings. The community supports sustainable development provided it will enhance and not harm the strong sense of place.

## 3.2 Objectives

3.2.1 To achieve this Vision, the following Objectives should be met:

(I) Development is compatible with the existing built environment and the landscape of the Forest of Bowland AONB in terms of its character, heritage and scale.

(II) Development is designed to a high standard and within the village of Wray compatible with the Conservation Area at its core.

(III) The housing needs of the Parish are met by providing homes of the right type, size and tenure in the most suitable places.

(IV) Priority is given to new development on previously developed land and the reuse of existing buildings..

(V) Local suitable business initiatives for live/work, agricultural diversification and small-scale facilities for tourism and enterprise are encouraged and strengthened.

(VI) Development is compatible with the natural environment, preserving wildlife habitats

and green spaces, and respecting the importance of the setting within the AONB.

(VII) Development supports and enhances leisure, cultural and sporting activities within the Parish.

(VIII) Parking and pedestrian, cycle and equestrian routes are improved to promote safety and community well-being for access to local services and leisure.

## Reasoned Justification

3.2.2 As is the case for the vision, the objectives for the Wray with Botton Neighbourhood Plan need to reflect and supplement national policy, the objectives of the Forest of Bowland AONB Management Plan, the Local Plan, national policy and the evidence gathered from consultation with the local community. The objectives expand on the vision, giving it substance and showing how it will be achieved. In turn, the objectives lead on to the specific policies which will deliver them.

3.2.3 Objectives (I) and (II) establish the overall strategy putting the emphasis on development which is compatible with the aims and objectives of the Forest of Bowland AONB and ensuring that the main settlement of Wray maintains its local distinctiveness.

3.2.4 Objectives (III) and (IV) seek to deliver the housing needs of the area in a sustainable way making best use of previously developed land and existing buildings in the same way that has helped the village grow in the past in a way which maintains the strong sense of place and community cohesion.

3.2.5 Objective (V) seeks to support a strong rural economy seeking innovation and encouraging diversification to meet changing times.

3.2.6 Objective (VI) recognises the adverse impacts that can occur where development fails to take account of its surroundings and sets a high value on the natural assets which support the designation of the Forest of Bowland AONB.

3.2.7 Objective (VII) refers to the leisure, cultural and sporting activities of the area. These are many and varied from athletics to shooting, the scarecrow festival, community-led societies, active places of worship and places to relax and enjoy social company. They take place in a wide variety of community assets and places. The objective aims to support their retention and enhancement wherever possible.

3.2.8 Whilst recognising that significant improvement of public transport or highway infrastructure is unlikely, nevertheless there is the potential to encourage small scale improvements particularly to reduce the conflict between non-motorised users and vehicles within the village of Wray and to improve the footpath and cycleway network to promote safety and community well-being. Objective (VIII) seeks to support this.

## Section 4 POLICIES AND GUIDANCE

### 4.1 Policy Development

4.1 The Neighbourhood Plan Group developed policies by looking at each of the identified objectives in turn and considering the extent to which additional planning policies, allocations and guidance over and above those already in the existing Lancaster City Development Plan, the emerging Local Plan and the Forest of Bowland Management Plan, could help achieve them. It then drafted policies accordingly, consulting with Lancaster City Council's planning officers to ensure that the wording would be as effective as possible.

### 4.2 List of Policies

Policy N	Policy Name
<b>Referenc e</b>	<b>OVERALL STRATEGY</b>
<b>OS1</b>	DEVELOPMENT STRATEGY
<b>OS2</b>	LANDSCAPE
	<b>BUILT ENVIRONMENT</b>
<b>BE1</b>	DESIGN
<b>BE2</b>	LOCAL DESIGN PANELS
	<b>HOUSING</b>
<b>H1</b>	HOUSING DEVELOPMENT
<b>H2</b>	HOUSING PROVISION
	<b>RURAL ECONOMY</b>
<b>RE1</b>	ECONOMIC DEVELOPMENT
	<b>NATURAL ENVIRONMENT</b>
<b>NE1</b>	CONSERVATION AND ENHANCEMENT OF THE NATURAL ENVIRONMENT
<b>NE2</b>	LOCAL GREEN SPACE
<b>NE3</b>	HISTORIC ENVIRONMENT
	<b>COMMUNITY</b>
<b>COM1</b>	COMMUNITY ASSETS AND LOCAL SERVICES
	<b>TRANSPORT AND INFRASTRUCTURE</b>
<b>TRA1</b>	INFRASTRUCTURE FOR NEW DEVELOPMENT

## 4.3 Overall Strategy

4.3.1 A key reason for preparing the the Neighbourhood Plan is to place development more clearly in the context of the primary purpose of the Forest of Bowland AONB - to conserve and enhance the natural beauty of the area - and to put this purpose at the heart of planning within the plan area. The first two policies aim to establish this purpose at the heart of the overall approach.

### **Policy OS1: Development Strategy**

A landscape capacity-led approach to development will be taken in the Neighbourhood Plan area. Great weight will be given to the principle of conserving landscape and natural beauty, wildlife and cultural heritage in the AONB.

All development should be sustainable, consistent with the primary purpose of AONB designation<sup>28</sup> and support the Special Qualities of the AONB as set out in the AONB Management Plan. Development that harms this purpose or which would have an adverse impact on an international, national or locally designated site will not be permitted.

#### **Development within the village of Wray<sup>29</sup>**

To promote a vibrant local community and support services, small scale growth and investment will be supported within the village of Wray where it closely reflects identified local needs within the Parish and conserves and enhances the local landscape and settlement character.

#### **Development on the edge of and outside the village of Wray**

Development proposals on the edge of and outside the village will be treated as exceptions and will be permitted only where they demonstrate that:

- (I) there would be no adverse impact on settlement or landscape character, and that
- (II) there is an essential need for a rural location: or
- (III) it will help to sustain an existing business, including farm diversification schemes; or

<sup>28</sup> As set out in the National Parks and Access to the Countryside Act 1949; confirmed by Section 82 of the Countryside and Rights of Way Act 2000:

- The primary purpose of the designation is to conserve and enhance natural beauty
- In pursuing the primary purpose of the designation, account should be taken of the needs of agriculture, forestry and other rural industries and of the economic and social needs of local communities. Particular regards should be paid to promoting sustainable forms of social and economic development that in themselves conserve and enhance the environment.
- Recreation is not an objective of the designation but the demand for recreation should be met insofar as this is consistent with the conservation of natural beauty and the needs of agriculture, forestry and other uses.

<sup>29</sup> For the purposes of this Plan the village of Wray is defined by existing development accessed from Main Street, Wennington Road, Hornby Road and Millhouses Road to the village boundary signs (not Parish boundary), The Gars and Gars End, Lane Head and Kiln Lane to the edge of development, Duck Street, Home Farm Close, The Orchard, School Lane to the village boundary sign, Helks Brow from its junction with Main Street for a distance of about 50m and Harterbeck from its junction with Main Street as far as Hunts Gill. Agricultural land adjacent to these streets is excluded unless otherwise identified as an Allocated or Suitable Site for housing in this Neighbourhood Plan.

(IV) it contributes to the meeting of a proven and essential housing need in that location;  
or

(V) it represents a sensitive and appropriate reuse, redevelopment or extension of an existing building.

### **Major Development**

Proposals for major development will not be permitted in the AONB, unless the proposal can be demonstrated to be in the public interest and exceptional circumstances exist.

Whether a proposed development constitutes major development will be a matter for the relevant decision taker, taking into account the individual characteristics and circumstances of the proposal and the local context. In determining whether a proposed development constitutes major development Lancaster City Council will consider whether by reason of its scale, character or nature, the proposal **has the potential** to have a significant adverse impact on the natural beauty of the AONB.

In determining whether exceptional circumstances exist Lancaster City Council will consider:

(VI) the need for the development, including any national considerations, and the impact of permitting or refusing it upon the local economy; and

(VI) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and

(X) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

The intimate nature of the AONB landscape means that even some smaller scale proposals may be considered to be major development depending on the local context.

### **Brownfield Land**

The categorisation of a site as brownfield does not negate or outweigh the need for the full and careful consideration of the impacts of a development on the AONB against the full range of policy requirements.

## **A landscape-capacity led approach**

4.3.2 The primary purpose of the AONB designation is to conserve and enhance the landscape and natural beauty of the area. It is therefore entirely appropriate that the Development Strategy identifies a landscape-capacity led and criteria-based approach to development consistent with this primary purpose and the Forest of Bowland AONB's Special Qualities. A strategy that did not put the conservation and enhancement of the landscape central to the approach to development would compromise the primary purpose and undermine the national designation and the value of the AONB in the national interest. Where a development proposal would create conflict between the primary purpose of the AONB and other uses of the AONB, greater weight will be attached to the purpose of conserving and enhancing the landscape and natural beauty of the AONB.

4.3.3 Within the Neighbourhood Plan area, the landscape-capacity led approach will enable the village of Wray to meet its local development needs and those of the wider Parish while continuing to conserve the natural beauty, character and Special Qualities of the AONB. The Neighbourhood Plan recognises the need for new development, especially

housing, to maintain a thriving local community. It allocates sufficient land for housing to meet its local needs and sets out policies to manage applications that may come forward on unallocated sites to ensure that development contributes to the social, economic and environmental sustainability of the Neighbourhood Plan Area.

### **Objectively Assessed Needs**

4.3.4 An important part of Lancaster City Council's District-wide plan preparation is the identification of objectively assessed housing needs (OAN). This includes needs for affordable housing, but also any needs for other housing types, including open market housing. When the Local Plan is submitted for examination, the Government Inspector will consider very closely whether and how it is meeting evidenced needs. Although Lancaster City Council District is refining its identified level of need, the figure represents the position across the whole of the District. It is difficult to apportion a figure specific to either the area of the AONB within Lancaster City or the Parish of Wray with Botton. OAN calculations are district-wide assessments and there are difficulties in calculating an OAN for smaller areas such as individual parishes.

4.3.5 Given the difficulties in apportioning the OAN, and the emphasis on the capacity of the landscape to accommodate development within the AONB, Lancaster City and South Lakeland District Councils have concluded, taking advice from relevant Counsel and organisations such as the Planning Advisory Service, that it is not necessary to identify a specific housing requirement for the Arnside and Silverdale AONB. In the AONB, the priority should be to meet identified affordable and other local housing needs within the capacity of the landscape. Similarly this same reasoning can be applied to development within the Forest of Bowland AONB and has been adopted for the purpose of this Neighbourhood Plan.

4.3.6 A Housing Needs Survey<sup>30</sup> was carried out as part of the preparation of this Neighbourhood Plan. All households were given the opportunity to take part and an excellent 58.6% return was achieved. The survey found that the main affordable need for the 5 year period to 2020 is for 1 or 2 bed houses to buy at discounted prices (4 units) followed by 3+ bed houses to buy at discounted prices (2 units) and Sheltered Housing (1 unit for rent and 1 unit to buy at a discounted price) and 1 requirement for a 3+ bed house to rent. Other needs identified could be met on the open market. Whilst it will be necessary to review and revise this information periodically over the course of the 15 year plan period, it was concluded that there was no pressing demand within the parish for significant numbers of new dwellings. The implementation of existing planning permissions (10 dwellings) and the opportunities for further infill in the village of Wray over the plan period would be likely to provide sufficient dwellings to meet local need and make a contribution towards growth and needs identified in the Lancaster City District as a whole.

4.3.7 In line with the landscape-capacity led approach, no target has been set for the amount of development to be achieved as this would require a particular quantum of development to be delivered regardless of its impacts upon the protected landscape. Instead, the Development Strategy ensures that only development that can be accommodated without harm to the AONB's primary purpose will be permitted, whilst maintaining a positive approach, recognising that appropriately located and designed development can contribute to conserving and enhancing the landscape and settlement character, including where opportunities for regeneration and redevelopment can be delivered.

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<sup>30</sup> See Appendix 2: Housing Needs Survey Report 2015

## Major Development

4.3.8 National planning policy does not allow major new development in Areas of Outstanding Natural Beauty except in exceptional circumstances because of the likely harm it would cause to the nation's long-term interest of conserving these places. Proposals are subject to the most rigorous examination and have to demonstrate that they are genuinely in the nation's interest if they are to proceed.

4.3.9 Whether a proposed development constitutes major development will be a matter for the relevant decision taker. Major development in the Neighbourhood Plan Area is defined as development that has the potential to have a serious adverse impact on the landscape, wildlife, cultural heritage or Special Qualities of the AONB because of its scale, form, character or nature. Examples may include quarrying, medium and large scale housing development, commercial development that is out of keeping with the landscape, caravan sites, new roads, tall vertical structures and high voltage overhead power lines. The intimate nature of the AONB landscape means that even smaller-scale development proposals may be considered to be 'major' depending on the context. Development may have the potential to have a significant impact on the qualities of an AONB whether it is located inside or adjacent to its boundary.

4.3.10 The majority of development proposals in the AONB are modest in scale. However, it is important that where proposals for larger developments are put forward, they are properly and fully considered in line with national policy and in the context of the AONB designation. The policy sets out the approach to be taken to major development within the AONB. It sets clear criteria that reflect national policy to enable judgements to be made as to what constitutes major development on a case-by-case basis, taking into account a range of factors. This approach is in line with previous judgements on the assessment of major development within AONBs.

## Brownfield Land

4.3.11 The policy sets out the approach to be taken to the re-development of brownfield land within the Neighbourhood Plan Area. The Development Strategy does not set a brownfield target on the basis that brownfield opportunities are currently limited within the the plan area and that brownfield sites are not automatically suitable for development and if developed may harm the AONB's Special Qualities.

4.3.12 The redevelopment of a brownfield site may offer opportunities to enhance the AONB, and may often be preferable in other ways to the development of greenfield sites. However, brownfield status is one factor to be taken into account amongst many, including in the context of making judgements about whether a proposal constitutes major development, and does not provide justification to ignore or reduce the weight given to policy requirements or factors such as the landscape impacts of the specific proposals or the biodiversity value of the brownfield site.

### Policy OS2 - Landscape

Development proposals will be required to demonstrate how they conserve and enhance the landscape and natural beauty of the area. Proposals will not be permitted where they would have an adverse effect upon the landscape character or visual amenity of the AONB or its setting.

Development proposals will be supported where they:

(I) take into account the AONB Landscape Character Assessment, and other relevant

evidence including but not limited to the Wray Conservation Area Appraisal, and the Wray with Botton Neighbourhood Plan Landscape Appraisal; and

(II) reflect the rural nature, historic character and local distinctiveness of the area including settlement character and separation, local vernacular traditions and building materials and native vegetation/planting; and

(III) respect visual amenity, views (including into and out from the AONB), tranquility, dark skies, and the sense of space and place, avoiding the introduction of intrusive elements, or compromise to the skyline or settlement separation; and

(IV) take full account of the cumulative and incremental impacts of development having regard to the effects of existing developments (including unintended impacts and impacts of development that has taken place as a result of Permitted Development Rights, licensing or certification) and the likely further impacts of the proposal in hand; and

(V) include a landscape assessment; the level of detail of which should be proportionate to the scale of the proposal and the level of impact of the proposed development on the landscape. For larger or otherwise more sensitive sites or schemes, this will require a Landscape and Visual Impact Assessment (LVIA) undertaken by a qualified professional to Landscape Institute standards, showing how impacts may be minimised or mitigated.

4.3.13 The Forest of Bowland AONB benefits from the highest status of protection in relation to landscape and scenic beauty and great weight will be given to conserving the landscape in considering development proposals. The southern area of the Neighbourhood Plan Area includes the Bowland Fells Special Protection Area (SPA), an internationally designated site. Any development proposals which could impact on this site will be subject to the requirements of Policy DM27: The Protection and Enhancement of Biodiversity in the Local Plan for Lancaster District 2011-2031 Development management DPD or its successor policy in the emerging Local Plan.

4.3.14 The Forest of Bowland was designated as an AONB in recognition of its landscape attributes characterised by the grandeur of the upland core; the steep escarpment of the Moorland Hills; the undulating lowlands; the visual contrasts between each element of the overall landscape; the serenity and tranquility of the area; the distinctive pattern of settlements; the wildlife; and the landscape's historic and cultural associations. Although it forms only a portion of the overall AONB, Wray with Botton Parish includes many of these characteristics. The Wray-with Botton Neighbourhood Plan Landscape Appraisal includes a detailed analysis of setting of the village and identifies eight local character areas around the village of Wray which help to create a picture of the distinctive places within the existing settlement and how they relate to the adjacent land. This appraisal forms the basis of individual site assessment to determine the sensitivity of each area and its capacity to accommodate housing growth in the context of the village and its setting.

4.3.15 'Natural Beauty' is not just an aesthetic concept, and 'landscape' means more than just scenery. The landscape and natural beauty of AONBs is partly due to nature, and is partly the product of many centuries of human modification. Landscape encompasses everything – 'natural' and human – that makes an area distinctive: geology, climate, soils, plants, animals, communities, archaeology, buildings, the people who live in it (past and present) and the perceptions of those who visit it.



4.3.16 The character of the landscape in the Neighbourhood Plan area is a highly valued asset. The wooded valleys and field patterns stretching out to open moorland are defining features. It is the unique combination of elements and features (characteristics) in this area that makes the landscape so distinctive and resulting in a strong sense of place. The AONB is part of the cultural and natural heritage of the nation and if these characteristics are damaged, for example by insensitive development, then that will compromise the primary purpose of the AONB and the enjoyment of the area by the public.

4.3.17 In order to best serve the primary purpose of AONB designation, new development must relate to the established character of the area (as described in the Landscape Character Assessment and the Wray with Botton Neighbourhood Plan Landscape Appraisal) in which it is to be located. It must integrate with its setting and be in keeping with neighbouring buildings and the landscape by appropriate siting, nature, scale, proportion, massing, design, materials and landscaping. It must respect the prevailing proportion of buildings to gardens and green space.

4.3.18 New development can make a positive contribution to the landscape but can also harm it in a number of ways. For example, new features that are uncharacteristic of the landscape may be introduced that detract from the local vernacular building style, intrude into skylines or obstruct or erode important views. Important landscape features such as hedges, drystone walls and mature trees may be damaged or removed. Over time, development can lead to the gradual erosion of local distinctiveness and in a protected landscape of such unique character, this sort of cumulative loss and harm must be avoided in order to serve the primary purpose of AONB designation.

4.3.19 The land at the edge of settlements often forms part of the historic setting of the settlement and can include areas which have cultural importance. Public rights of way can often provide access to these areas and connections to the open landscape of the AONB beyond. They provide key opportunities for green infrastructure in addition to shaping and maintaining settlement character.

4.3.20 Development has the potential to introduce intrusive and jarring elements into the landscape resulting in adverse impacts on views and visual amenity. How a site, feature, building or view is seen, fitting in with its surroundings, and enjoyed in that context is very important within the AONB. This is a highly valued aspect of the AONB by local residents and is the reason why many visitors come to the AONB. Development proposals within the AONB or affecting its setting will have to demonstrate clearly that they are appropriate to the landscape character type and designation, taking into account the wealth of landscape character evidence and guidance available. Lancaster City Council may require the submission of a Landscape and Visual Impact Assessment (LVIA) undertaken to recognised Landscape Institute standards, and will also expect proposals to have regard to the content of the AONB Management Plan.

4.3.21 A sense of tranquillity is a special quality of the AONB but is gradually being eroded by increases in noise, activity, traffic and disturbance. The scale and type of new development and level of activity along with journeys to and from a site will affect tranquillity and will be a factor in determining whether or not a proposed development can proceed.

4.3.22 All light pollution, however small, contributes to the general erosion of darkness in the AONB. The spilling of light beyond a site boundary and into the surrounding countryside can be disturbing to wildlife and have an intrusive visual impact. Light pollution contributes generally to the urbanisation of the rural landscape and the loss of darkness in our night skies and should be minimised in any new development.

4.3.23 There are many opportunities to conserve and enhance the special and distinctive character of the AONB landscapes by managing development and supporting the

conservation of distinctive landscape features such as in-field trees, hedgerows, dry stone walls, and ponds. Proposals will be supported where they remove elements that adversely affect the landscape, such as overhead cables.

## 4.4 BUILT ENVIRONMENT

4.4.1 The character of the village of Wray is strongly linked to the surrounding landscape. Settlement character is not only shaped by the landscape through use of local materials and topography but also contributes to the landscape through influences of style, construction methods, form, scale, layout and pattern. In order to serve the purpose of both the AONB designation and the Wray Conservation Area, it is crucial to continue this mutual relationship, ensuring that the design of new development contributes fully to conserving and enhancing the landscape and settlement character.

### **Policy BE1 – Design**

Within the built environment of the Neighbourhood Plan Area, high standards of design and construction will be required to conserve or enhance the layout of the built environment, distinctive settlement character and historic, cultural and architectural features.

In addition to the design requirements set out in the relevant District policies, development proposals should:

(I) conserve and enhance the character of the local built environment including buildings, open spaces, trees, distinctive settlement character and other important features that contribute to visual, historical or architectural character; and

(II) reinforce the distinctive qualities of places through the consideration of uses, scale, height, solid form, massing, proportions, alignment, design detailing, lighting, materials, colours, and finishes; and

(III) respect the integrity of the historic layout of the village of Wray including boundary and street elements; and

(IV) have particular regard to local vernacular, building to plot/green space ratios and to the quality, integrity, character and settings of natural, built and historic features; and

(V) provide well designed landscape works that retain distinctive trees and include new structural planting that contributes to the character and amenity value of the area; and

(VI) ensure that boundary treatments and the design of entranceways reflect local character and context including through retention (or appropriate replacement where necessary) of existing features of value such as hedgerows, trees and traditional stone walls and through the careful consideration of materials and heights for gates and fencing and of species for planting.

4.4.2 The distinctive settlement character of the village of Wray lying within the AONB makes an important contribution to its overall character. The overall ambience is greatly dependent on the quality and distinctiveness of the built environment. The design, construction, materials and detailing of individual buildings, the form, layout and pattern of the village and other hamlets and the settings of many of the buildings are key elements of settlement character. The use of local stone underpins the natural beauty of the Neighbourhood Plan area and unifies its character, in turn with other settlements in the Forest of Bowland AONB making a major contribution to its special character.

4.4.3 Certain aspects of settlement character derive from their history, such as village layouts and the shapes of individual plots. Wray village is essentially a ‘one deep’ layout based on the ‘T’ shape formed by Hornby/Wennington Road running east/west and Main Street running north-south. This linear pattern is typically high density but affords many

properties views towards the surrounding landscape. Nevertheless due to the topography, the village is barely seen from a distance, nestling in the steeply wooded valleys of the rivers Roeburn and Hindburn. New development should respect and be in keeping with historic settlement character.

4.4.4 Open green spaces within settlements are an important aspect of settlement character. They can contribute to the setting and appreciation of important buildings and have historical significance in themselves, either as part of historic settlement pattern and form or as an archaeological resource. They can also allow public views in to or out from within the settlement and can provide a recreational resource for the local community. Open spaces add distinctiveness to the character and interest of settlements and the quality of life of their inhabitants and are a key part of the rural character of Wray village.

4.4.5 Local distinctiveness and visual harmony between buildings and the local topography is important within the Neighbourhood Plan Area as it is in the Forest of Bowland AONB as a whole. This is very important in the visual appeal of the landscape and built environment and is valued by the public – both residents and visitors to the AONB.

4.4.6 Gradual erosion of local distinctiveness and visual harmony can occur unless there is careful control of design and materials. Use of local and appropriate materials to ensure new development is in keeping with the local surroundings is essential. There are strong vernacular traditions in the area including the design, materials, construction and detailing of individual buildings and these should be retained and reflected in new development. The risk of a gradual erosion of settlement character needs to be carefully considered in any assessment of development proposals.

4.4.7 The grouping of buildings, use of local building materials, road and footway surfaces, signs and lighting apparatus, all affect the character and quality of the street scene.

4.4.8 To sustain character and quality, development should reflect traditional materials, styles and proportions. For proposals affecting the street scene, the following factors are important:

- (I) retaining traditional surfaces and layouts, or reintroducing them;
- (II) ensuring that the scale, texture, colour and patterns of new materials are sympathetic to the area's character and appearance;
- (III) retaining or reinstating street furniture of historical or architectural interest or of local distinctiveness;
- (IV) ensuring that road signs and markings are of appropriate appearance and quality, with no unnecessary duplication, and fixed, where possible and appropriate, to buildings or existing street furniture;
- (V) using lighting equipment that reflects established local styles, and which is not excessive or unsympathetic in intensity and colour.

In order to ensure that settlement character is conserved and enhanced, it is important to understand the specific character of the village of Wray. This is set out very clearly in the Wray Conservation Area Appraisal and the Wray with Botton Neighbourhood Plan Landscape Appraisal Final Report to which reference should be made in considering all planning applications.

## **POLICY BE2: Local Design Panels**

Where Local Design Panels are made use of at the pre-application stage as required

under certain circumstances by Local Plan<sup>31</sup> Policy DM 35: Key Design Principles or its successor policy in the emerging Local Plan, these Panels should include Members of Wray Parish Council and/or their representatives as well as representatives appointed by the Forest of Bowland AONB Joint Advisory Committee.

4.4.9 The Parish Council is, under the Localism Act, a statutory planning body and has taken the opportunity offered to it under the Act to produce this Neighbourhood Development Plan. It has also been a consultee on planning applications for many years. As such the Parish and members of the Neighbourhood Planning Group along with other volunteers have not only shown considerable concern about the area but have become familiar with planning policy and procedures which they have combined with their intimate knowledge of the Parish to gain a clear appreciation of how the Parish in general and the village of Wray in particular has been or could be affected by planning policy and decisions. Furthermore, while many visitors and thereby the economy of the AONB would be affected by adverse development in the Parish, it is the people of Wray who would be most affected by such decisions.

4.4.10 The Parish of Wray with Botton have identified in this plan the role of Wray as being one that contributes to the AONB and the wider economy through its heritage and the quality of its unique townscape and landscape and have identified themselves as having a role (along with others such as landowners, AONB, Council and others) as custodians of the Parish's townscape and landscape. As such, if, in those circumstances outlined in Policy DM35, a Local Design Panel is to be used, then that Panel should have representation from the Parish and, where they feel technical help might be appropriate, their representatives.

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31 A Local Plan for Lancaster District 2011-2031: Development Management DPD Adopted December 2014

## 4.5 HOUSING

### Policy H1: Housing Development

Proposals for meeting housing needs through the conversion or sub-division of existing buildings, or on previously developed land and on allocated sites within the village of Wray listed below that have been identified through the Site Assessment process will be supported where they are of a scale, siting and design that is compatible with the area as outlined in Policy BE1 of this Plan.

New housing development will be supported where the maximum possible affordable homes are delivered and where the number, size, types and tenures of all homes provided demonstrably reflects and meets identified local needs in accordance with current housing needs evidence at the time of application.

Proposals will be expected to demonstrate that densities make best and efficient use of land and reflect the settlement character. The delivery of affordable housing should be phased in line with demand to ensure that the market is not over-supplied at any one time.

Development which would have an adverse impact on an international, national or locally designated site will not be permitted.<sup>32</sup>

### Allocated Sites

Site Reference	Name	Area	Estimated Dwellings
WR3	Appletree Barn & Paddock	0.34 ha	5 <sup>33</sup>
WR5	Hoskins Farm	0.54 ha	15
WR6	Adj 45 Wennington Road	0.03 ha	1 <sup>34</sup>
WR9	Old Chapel Field	0.08 ha	2
WR10	New Inn	n/a	4 <sup>35</sup>
WR11	New Inn Car Park	0.03 ha	1

4.5.1 The background to our approach is based on what has worked best in practice in the past - incremental growth with no large scale development other than Hoskins Farm. The local housing needs survey indicated a current maximum requirement for up to 9 affordable homes to buy or rent. It is recognised that the level and mix of local housing need will need to be regularly reviewed and updated, and also that some of the current

<sup>32</sup> Proposals are subject to the requirements of Local Plan Policy DM27 or its equivalent successor policy in the emerging Local Plan

<sup>33</sup> Planning permission already granted Refs 14/01134/FUL & 15/00087/OUT

<sup>34</sup> Planning permission already granted Ref 15/01443/FUL

<sup>35</sup> Planning permission already granted Ref 14/01088/CU (number includes an existing disused cottage)

need may change and/or resolve itself (for example if new households are formed or if people leave the Parish to take up work opportunities elsewhere). This policy is also driven by the need to avoid encroachment on the surrounding countryside; to conserve the setting of the village in the landscape; to minimise harmful visual impact of development on the Forest of Bowland AONB and the Wray Conservation Area; and, to conserve important views into and out of the Wray Conservation area. Wray Parish Council is mindful of overall housing need identified at District level but this must be balanced against the potential harm to the Forest of Bowland AONB and notes that a similar landscape-capacity led approach has been proposed in the Publication versions of the emerging Strategic Policies and Land Allocations DPD and the Arnsdale & Silverdale AONB DPD. The latest District housing needs study is not broken down to parish level, and with three times the response rate due not least to our ability to deliver and collect surveys in person, the Parish Council is confident that its local surveys do and will continue to supply the fine-grained level on need that is required to inform development decisions in a sensitive AONB area.

4.5.2 The historic rate has averaged about 1 to 2 properties each year since the 1940s. A similar approach would result in 15 to 30 new homes over the plan period of which 4 at the New Inn, 5 at Appletree Barn and 1 adjacent to 45 Wennington Road have planning consent. A new house has been completed recently behind The Gars which continues this historic trend.

4.5.3 The most significant site identified to come forward in the plan period will be Hoskins Farm where the owner has indicated<sup>36</sup> that the site could come forward for development within 5 to 10 years time. Being in the heart of the village, a well designed scheme would be expected to conserve and enhance the Wray Conservation Area and the listed buildings both on the site and nearby. Development of the site also has the potential to release land to provide a limited amount of off-street parking for community use.

4.5.4 It may be necessary to offset the loss of the agricultural buildings in the settlement area to some extent with agricultural related development outside the settlement area in order to maintain the agricultural function of the surrounding fields in which case such development should be of an acceptable design and scale. Such proposals would need to meet the definition of purpose (I)<sup>37</sup> of Local Plan Policy DM7: Economic Development in Rural Areas or its successor policy in the emerging Local Plan and that the development has regard to Policies BE1 and BE2 of this Plan and to the provisions in paragraph 115<sup>38</sup> of the NPPF.

4.5.5 The City Council commissioned a report<sup>39</sup> to examine the potential for introducing the Community Infrastructure Levy (CIL) which concluded that CIL could be levied on small

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<sup>36</sup> Letter to Lancaster City Council from John & Pat Staveley 3 September 2016 and email 26 November 2018 in response to Pre-submission consultation

<sup>37</sup> Essential operations for agriculture, horticulture, equine related activities, allocated mineral extraction or waste management facilities and essential infrastructure where there is a proven and justified need.

<sup>38</sup> 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.

<sup>39</sup> Community Infrastructure Levy-Economic Viability Assessment GVA Sept 2012

and medium sized developments on both brown and greenfield sites in high value areas of the district. Wray, in common with most areas of the Lune Valley falls within the higher value area and it is therefore a reasonable assumption to make that new housing would in principle be economically viable on all the Allocated Sites including Hoskins Farm and that opportunities to pursue issues such as affordable housing can be achieved. This view was confirmed by a Lancaster City Council Planning Officer<sup>40</sup> during the preparation of this plan.

4.5.6 A further 3 sites have been identified which are considered suitable for housing and are listed in the table below. However the landowners do not have a positive intention to bring these sites forward in the present financial climate. They are therefore not available and cannot be allocated. Nevertheless, they demonstrate the availability of land for small developments which would contribute to incremental growth throughout the plan period.

<b>Suitable Sites with the potential to come forward within the Plan period</b>			
Site Reference	Name	Area	Estimated Dwellings
WR4	Wood House Paddock	0.21 ha	6
WR12	Enclosure West of Bridge House Farm	0.07ha	2
WR14	Land adjacent School Lane	0.19 ha	4

4.5.7 The overall increase in the number of homes in and around the village of Wray would therefore range between 28 and 40 over the plan period representing an increase of between about 13% and 18% of the 222 households identified in the 2011 census. This does not include windfall sites or potential proposals centred on the farmsteads and agricultural buildings spread over the remainder of the Parish. These will be considered on a case by case basis, and expected to meet the policies and achieve the objectives set out in this Neighbourhood Plan. Subject to detailed design considerations and all other relevant planning policies, the Parish considers that this potential increase can be satisfactorily accommodated within a landscape capacity approach to development within the Forest of Bowland AONB.

### **POLICY H2: Housing Provision**

Within the Neighbourhood Plan area, subject to satisfying other relevant policy requirements and in order to ensure that new development in the AONB meets local needs, proposals for new housing development will be supported where they deliver at least 50% affordable housing. Only where this is demonstrably unachievable through available mechanisms will a lower percentage be acceptable.

New housing development will be supported where the maximum possible affordable homes are delivered and where the number, size, types and tenures of all homes provided demonstrably reflects and meets identified local needs in accordance with current housing needs evidence at the time of the application.

Priority will be given to the delivery of affordable housing and maximising the potential for meeting identified local needs and local affordable needs from appropriate individual

<sup>40</sup> Email dated 16 May 2017 from Paul Hatch (LCC) to Robert Partington (NPG)



development opportunities. Proposals will be expected to demonstrate that densities make best and efficient use of land and reflect local settlement character.

Affordable housing needs are forecast to apply over a period of time and not all the identified need is required straight away. The delivery of affordable housing should be phased in line with demand to ensure that the market is not over-supplied at any time. This can be done by close working with and between housing developers, landowners and appropriate Registered Providers of affordable housing.

Subject to meeting other policy requirements, proposals will be supported that:

(I) meet housing needs through the conversion or sub-division of existing buildings or through the redevelopment of previously developed land; or

(II) meet the needs of specific societal groups or restrict occupancy to sole/main residence or to those with a local connection.

4.5.8 A requirement for 50% of new homes to be affordable is justified because the Neighbourhood Plan Designated area lies wholly within the AONB, a sensitive landscape protected at a national level. It is inappropriate to use those sites that are suitable for development to deliver development that does not meet local affordable or other local needs. Doing so would mean that those needs would remain unmet and more sensitive sites would have to be developed in order to meet the needs, causing harm and compromising the primary purpose of the AONB designation.

4.5.9 Existing policies and legal conditions mean that all affordable housing is already restricted to those with a local connection in perpetuity. There is no evidence to suggest that there is a high proportion of second homes and holiday lets that would justify additional occupancy restrictions where this type of approach may also increase viability concerns. Therefore this plan does not set out any proposal to restrict the occupancy of new properties other than the existing restrictions placed on affordable housing. However, the policy does identify that where proposals offer occupancy controls that help to support the meeting of local needs, this will be looked upon favourably as part of the overall consideration of the scheme.

4.5.10 This policy is supported by the City Council's Publication version of the emerging Local Plan: Review of the Development Management DPD (February 2018), Policy DM6 Housing Provision in the Forest of Bowland AONB.

4.5.11 The policy will be used to address potential future applications on non-allocated sites.**4.6 RURAL ECONOMY**

### **RE1: Economic Development**

Development proposals of an appropriate scale and nature will be supported where they bring economic and community benefits to the Neighbourhood Plan area within the Forest of Bowland AONB, including economic diversification, for the following purposes:

- (I) essential operations for agriculture, horticulture, allocated mineral extraction or waste management and essential infrastructure where there is a proven and justified need;
- (II) appropriate small-scale new or expanded outdoor sport, leisure and tourism facilities;
- (III) the conservation or enhancement of sites of heritage, biodiversity or geodiversity value;
- (IV) house extensions or extensions to outbuildings that are ancillary to the existing dwelling and are sympathetic to the character of the original building and its setting;
- (V) sensitive conversions and alternative uses for farm buildings that can be shown to be no longer required for agriculture but that enable farm diversification where they:
  - sustain, complement and are ancillary to the core farm business;
  - do not compromise the working of the farm, or create additional requirements for new agricultural buildings;
  - provide satisfactory access, servicing and parking arrangements;
- (VI) micro-growth points for business development,
- (VII) shared (co-location) and flexible service facility uses of buildings in the village of Wray where this will help to ensure the continued operation of key services or community assets.

Re-use in support of tourism and the visitor economy will be considered an appropriate use as required by criterion (III)<sup>41</sup> of Local Plan Policy DM9 or its successor policy in the emerging Local Plan.

Development which would have an adverse impact on an international, national or locally designated site will not be permitted.<sup>42</sup>

Proposals which lead to the loss of land in agricultural use lying below the 50m AOD contour will only be supported where the land has been identified through the rigorous site assessment process and allocated for development in this Plan for the proposed use and the proposal complies with other policies in the adopted Local Plan.

4.6.1 Local Plan Policy DM9: Diversification of the Rural Economy supports “proposals in rural areas which seek to diversify the rural economy” where there are no “adverse impacts on the environment” and will “encourage the re-use, adaptation or conversion of existing rural buildings which assist in the diversification and economic stability of an agricultural holding where”, amongst other criteria, “it can be demonstrated by the

<sup>41</sup> “The proposed use of the building is appropriate in a rural location, that the building(s) are of a substantial and permanent construction, structurally sound and capable of conversion without major alterations or adaption and where important features can be retained.”

<sup>42</sup> Proposals are subject to the requirements of Local Plan Policy DM27 or its equivalent successor policy in the emerging Local Plan.

applicant that the buildings which are part of the proposal can no longer be used for ongoing agricultural uses.”

4.6.2 Neighbourhood Plan Policy RE1 aims to supplement Policy DM9 by specifically including tourism to support the visitor economy in the area. The summary of findings in the Wray with Botton Landscape Appraisal Final Report in respect of the special qualities to conserve and enhance and the changes to avoid provides important advice on preserving and enhancing the character of the surroundings.

4.6.3 The southern area of the Neighbourhood Plan Area includes the Bowland Fells Special Protection Area (SPA), an internationally designated site. Any development proposals which could impact on this site will be subject to the requirements of Policy DM27: The Protection and Enhancement of Biodiversity in the Local Plan for Lancaster District 2011-2031 Development management DPD or its successor policy in the emerging Local Plan.

4.6.4 As evidenced by the Wray with Botton Neighbourhood Plan Landscape Appraisal, agricultural land surrounding the village is important to the character of Wray both as a living activity and something that maintains the historic field patterns. An Historic Landscape Characterisation (HLC) was undertaken for the whole of Lancashire in 2002. This identified the field enclosures to the north and east of Wray as ancient enclosures, characterised by an irregular pattern with sinuous or wavy edged field patterns and winding lanes. In particular the field enclosures associated with Wray are thought to originate from the division of open fields which remain in the landscape today as fossil strip fields. Ancient enclosures cover 24% of Lancashire, but only 7% of this is derived from open fields and within the Forest of Bowland AONB this type is even less common. Consequently the HLC in its guidance for enhancing and safeguarding this HLC type states the need to retain and where appropriate restore common field boundaries.

4.6.5 To the south and west of Wray, where the land rises and becomes more undulating, the enclosure pattern is one of post-medieval enclosures, defined by an irregular field layout reflecting piecemeal enclosure from moorland by individuals on the Bowland fringes. The pattern of this enclosure adjacent to Wray has remained unaltered since the 1st Edition OS mapping. The HLC guidance states the need to conserve this type of distinctive pattern of post-medieval enclosure of upland moor.

4.6.6 Agriculture forms an important element of the local rural economy providing employment as evidenced by census data and contributing to UK food supply, an aspect that is likely to grow in importance in the future due to the rising cost of food imports. Paragraph 112 of the NPPF states that ‘Local Planning Authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference of that of a higher quality.’ Annex 2 of the same framework makes clear that the ‘best and most versatile agricultural land’ relates to land in grades 1, 2 and 3a of the Agricultural Land Classification. No land within the plan area falls within grades 1, 2 and 3a. However, much of the land rising to the fells is in difficult terrain and at the higher levels provides only limited grazing to support stock in the spring and summer months. In contrast, land lying below the 50m AOD contour (broadly to the north and east of Wray) provides all year round opportunities enabling stock grazing in the winter months brought down from the fells and silage crops during the summer for winter feed. Therefore, even though the classification of land is mainly Grade 3B and not considered the ‘best and most versatile’

land by UK standards, nevertheless in the context of the Lune Valley and Forest of Bowland AONB, it is the best and most versatile land available locally and makes a vital contribution to the sustainability of local farms. This factor together with the historic field pattern provides a unique set of circumstances which justifies the constraints imposed by the policy and is consistent with the principle set out in the NPPF that poorer quality land should be used in preference to that of a higher quality..

4.6.7 Policy RE1 allows for new construction as well as re-use, adaptation and conversion of existing buildings and seeks to complement Local Plan Policy DM7: Economic Development in Rural Areas or its successor policy in the emerging Local Plan.

“Development proposals for economic development within 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 benefits. This includes economic development which is an appropriate scale and nature and assists in the diversification of the rural economy including the diversification of agricultural buildings.”

Local Plan Policy DM7 is necessarily broad in scope and requires a lot of local interpretation. In Wray with Botton, small-scale business enterprises and facilities for tourism should be regarded as acceptable under Local Plan Policy DM7 in that these specific uses have been identified as being ones that would (subject to design, siting etc) be likely to maintain and enhance rural vitality and character, consistent with supporting the Forest of Bowland AONB’s primary purpose and Special Qualities. Such developments would be likely to improve the sustainability of the Wray with Botton rural community as they would bring economic, environmental and community benefits which is what both the Neighbourhood Plan and Local Plan are trying to achieve.

4.6.8 The village of Wray is predominantly residential in character with commercial premises generally providing services to the community rather than significant employment opportunities. The Business Survey<sup>43</sup> identified that many businesses are sole proprietors or employ only small numbers of part-time staff or contractors. Digital, office, service, rural craft and trade skills businesses were favoured by those who sought to encourage new business and a need was identified for business workshop space, storage facilities and office facilities. Given the relatively high density of existing housing and the priority to identify further sites for housing there are few areas within the village which could be developed for commercial use without imposing a significant adverse impact on surrounding residents. However, one site (C1) located on the edge of Flood Zone 3 adjacent to Bridge House Tea Rooms was identified, a site assessment carried out and is considered suitable for a small commercial development of lock-up units. However, as the landowner does not have a clear intention to take the site forward at present, it cannot be formally allocated. It has therefore been shown on the Proposals Map as a site for potential commercial development.

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43 Wray with Botton Parish Council Business Survey June 2015

## 4.7 NATURAL ENVIRONMENT

### **Policy NE1: Conservation and enhancement of the natural environment**

The high quality of the natural environment is a key feature of the Neighbourhood Plan area lying wholly within the Forest of Bowland AONB. New development will conserve and enhance the biodiversity of the Forest of Bowland AONB and avoid the fragmentation and isolation of or disturbance to wildlife, habitats and species. It will also help to create and reinforce green corridors and ecological networks, and deliver ecosystem services<sup>44</sup> as a means of maximising wider public benefits and in reinforcing the local area's identity and sense of place.

To protect and enhance robustness, function and value of the natural environment, development proposals must protect and contribute to the appropriate enhancement of the extent, value or integrity of any site or habitat protected for its biodiversity value, any priority habitat or species and/or any natural environment features or assets of particular significance and value in the Forest of Bowland AONB or characteristic of the AONB as described in the Forest of Bowland Management Plan, including those that do not enjoy formally protected status.

When determining applications against Local Plan Policies DM 27 and DM 29 or their successor policies in the emerging Local Plan, the Council will have regard to the Wray Conservation Area Appraisal, the Forest of Bowland AONB Landscape Character Assessment, the Lancashire Character Assessment and the Wray with Botton Neighbourhood Plan Landscape Appraisal Final Report.

Development that results in the removal of or damage to single trees, tree groups, woodland or species rich hedgerows will be required to provide replacement trees at an appropriate ratio and of appropriate species to conserve and enhance the special character of the area. The conservation of those hedgerows which mark historic field patterns, particularly to the north and east of the village of Wray are of particular importance for not only to maintain wildlife habitats and habitat connectivity but also for their contribution to the wider landscape in the Forest of Bowland AONB and the setting of the Wray Conservation Area.

4.7.1 The Local Plan has several policies to protect and enhance the natural environment including Local Plan Policy DM27: The Protection and Enhancement of Biodiversity, DM28: Development and Landscape Impact and DM 29: Protection of Trees, Hedgerows and Woodland.

4.7.2 Wray Village is small in scale and has a very low impact on the landscape to the extent that someone approaching Wray would not see the Village until practically entering it. This landscape has an important role contributing to the wider landscape character of the Forest of Bowland AONB. The Parish Council felt that in order to help the Council's planners to interpret these policies in Wray and to support the site selection and assessment process, some further evidence of the landscape character, the biodiversity and the trees, hedgerows and woodland would be useful. Therefore the Wray-with Botton

<sup>44</sup> Ecosystem services are the benefits provided to us by the natural environment when it is allowed to function healthily, including clean air and water, climate and disease regulation, crop pollination and cultural, health and recreational benefits – also see Glossary.

Neighbourhood Plan Landscape Appraisal Final Report was commissioned from Alison Farmer Associates to supplement that which already exists in the form of the Lancashire Character Assessment, the Forest of Bowland Character Assessment and parts of the Wray Conservation Area Appraisal.

4.7.3 Policy NE1 seeks to conserve and enhance the ancient and species-rich hedgerows within the plan area with particular emphasis on those to the north and east of Wray which mark the historic field pattern to maintain and enhance wildlife habitats. It is also important to conserve and enhance the steep wooded valley sides along the banks of the Rivers Roeburn and Hindburn as a haven for wildlife and as a setting for the village together with the conservation and enhancement of water quality within the catchment areas of rivers and streams within the plan area to support wildlife diversity, angling and other aquatic pursuits.

4.7.4 Local Plan Policy DM29 protects Trees, Hedgerows and Woodland where they contribute to the visual amenity and/or environmental value of the location. After undertaking additional research it became clear that nearly all the trees, hedgerows and woodland in the Parish contribute to the visual amenity and/or environmental value of Wray. In particular, the hedgerows were shown to contain protected species thereby contributing to the biodiversity of the area and in some cases delineate the distinctive, ancient field patterns that are still visible today around Wray. The importance of the woodlands has already been recognised by their being designated in the Local Plan and their being mentioned specifically in the Forest of Bowland AONB Landscape Character Assessment.

### **Policy NE 2: Local Green Space**

This Plan designates the areas of green space listed below for special protection. These Local Green Spaces have been put forward by the local community, with a strong evidence base, due to their particularly special, local importance.

Wray LG1	School Playing Field
Wray LG2	Wray Flood Gardens

These areas have been identified on the Proposals Map.

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 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 paragraphs 89 and 90 of the NPPF.

Following the Local Green Space designation, if one of the identified sites is designated for another purpose, particularly one of a higher level of protection, this will need to be taken into account.

4.7.5 Lancaster City Council prepared a robust methodology which has been subject to public consultation in late 2015. Following the completion of the methodology the Council conducted a 'Call for Sites' exercise, inviting members of the community to submit potential Green Spaces in their areas for assessment. This assessment work was undertaken by a panel of stakeholders during the course of the summer with a number of sites identified to go forward as green space designations. Four sites within the Wray Neighbourhood Plan area were submitted for consideration of which the two listed above satisfied the four tests necessary to justify designation.

4.7.6 These spaces hold particular local significance for the community. They are demonstrably special and are in close proximity to the people they serve. For this reason the spaces should be given the special status offered by the National Planning Policy Framework:

*"76. Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.*

*77. The Local Green Space designation will not be appropriate for most green areas or open space.*

*The designation should only be used:*

- *where the green space is in reasonably close proximity to the community it serves;*
- *where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and*
- *where the green area concerned is local in character and is not an extensive tract of land."*

4.7.7 The School Playing Field is a multi-functional space enclosed on three sides by existing development. It contains a well equipped play area for children and is of a sufficient size to meet a variety of needs both sporting and recreational throughout the year. It is also the site of the annual Wray Fair in conjunction with the Scarecrow Festival.

4.7.8 The Wray Flood Gardens are an attractive area formed following the devastating Wray Flood in 1967 where a number of homes were washed away. It provides a space to relax and enjoy the tranquil surroundings. The land is owned by the Parish Council.

4.7.9 Policy NE2 takes the same approach as the City Council's draft Policy SC2: Local Green Spaces in the Strategic Policies and Land Allocations DPD (February 2018) in the emerging Local Plan and is consistent with the aims of Policy DM25: Green Spaces & Green Corridors in the Development Management DPD, adopted December 2014.

4.7.10 Lancaster City Council's Planning officers are satisfied that the 2 sites identified in Policy NE2 are demonstrably special to the local community to warrant their designation as Local Green Space. Full details of the methodology used and the details of all the sites submitted may be found in Appendix 5.

### **Policy NE3 – Historic Environment**

In addition to the requirements set out in Local Plan Policies DM30, 31, 32, 33 and 34 for the historic environment or their successor policies in the emerging Local Plan, all development in the plan area should take into account the unique heritage features and historic character of the area, including built, natural and cultural heritage features, and protect or enhance historic landscape character, locally important heritage assets and their settings, and the distinctiveness of settlements.

Before works to historic buildings or assets take place, surveys should be undertaken to record their historical interest and build the heritage evidence of the Forest of Bowland AONB.

Development proposals affecting designated and non-designated heritage assets, that are either identified on the Council's Local List, the Historic Environment Record or that are discovered during the application process, will be supported provided that they:

(I) conserve or enhance the special architectural and historic interest of the asset. This may include schemes that specifically aim to (or include measures to) protect, restore, enhance, reveal, interpret, sensitively and imaginatively incorporate or record historic assets or features;

(II) reflect local vernacular and the distinctive historic and settlement character through the design, style, scale, massing and materials used;

(III) conserve or enhance the character and setting of the asset; and

(IV) promote enjoyment, understanding and interpretation of the assets, as a means of maximising wider public benefits and in reinforcing the identity of Wray with Botton and sense of place within the Forest of Bowland AONB.

Proposals that result in or contribute to the loss or fragmentation of heritage assets will not be permitted. Proposals affecting ancient/historic field patterns should reinforce and reflect the pattern.

4.7.11 The policy sits alongside existing policies and legislation and provides a comprehensive, Neighbourhood Plan specific approach within the Forest of Bowland AONB that seeks to recognise and conserve heritage assets and the wider historic environment and historic character of the plan area in a way that reflects the AONB Management Plan and the AONB's Special Qualities.

4.7.12 Evidence such as the Wray Conservation Area Appraisal, the Historic Landscape Characterisation undertaken for the whole of Lancashire in 2002, and amplified in the Wray with Botton Neighbourhood Plan Landscape Appraisal together with other sources such as the Traditional Orchards Survey, Heritage at Risk Register, Register of Parks and Gardens, Historic Environment Record, National Heritage List for England and National Archaeological Identification Survey should be used to inform planning applications and decisions. In addition to the policy requirements above, further measures relating to archaeology are set out in the Local Plan policies.

4.7.13 Within the village of Wray, features of particular note include the extent of the Wray Conservation Area and the potential noted in the appraisal to extend the designated area to include the historic buildings nearby in the vicinity of the Old Bobbin Mill; the large number of Listed Buildings within the conservation area some of which are identified as Landmark Buildings together with a significant number of Buildings of Special Character;



significant trees and tree groups which contribute to the overall character of the area; the historic strip fields to the north and east of the village and the post-medieval pattern of enclosures to the south and west; the Queen Victoria Golden Jubilee Lantern in Main Street and the more recent walled mosaic to commemorate the Wray Flood of 1967 on the banks of the River Roeburn.

4.7.14 The full range of heritage features, designated and non-designated, should be recognised and taken into account when planning new development, including, but not exclusively: hidden features and archaeology; field patterns; ancient enclosures; historic routes; lime kilns; milk churn stands; bee boles; mile-markers; traditional road signs; marker posts and directional signage; traditional stone walls and buildings; parkland; historic designed landscapes; ponds; wells; hedgerows; orchards and veteran trees. Features should not be considered in isolation but in their context as part of a historic environment at the landscape scale.

## 4.8 COMMUNITY

### Policy COM1 - Community Assets and Local Services

New development should conserve or enhance assets and services valued by the community, including those listed below:

- Wray Endowed Primary School
- Wray Institute
- The Church and its grounds
- The Chapel and Former Friends Meeting House and their grounds
- The Post Office and Shop
- The George & Dragon Public House
- Wray Pre-school Forest School
- Bridge House Tea Rooms and Garden Centre
- The allotments
- Agricultural Land used for the fairground and car parking during the annual Scarecrow Festival

Proposals that would result in the loss of buildings/uses which currently (or have previously) provided the community with a local service must provide compelling and detailed evidence in accordance with the criteria set out in Policy DM49: Local Services or its successor policy in the emerging Local Plan to demonstrate that the asset or service no longer has an economic or social value to the community.

4.8.1 The Parish identified through their consultation process that the people of Wray valued their community especially its traditions and activities but also certain assets (in addition to the landscape and townscape) that they believe contribute to community cohesion. Many of these coincide with those elements identified in the Local Plan as important criteria for sustainable communities and as such, important for the continued vitality and viability of the village. These assets support Wray's contribution to the Forest of Bowland AONB both directly by providing services for visitors and indirectly by supporting the people of Wray who act as custodians of the Parish, its landscape and townscape.

4.8.2 The number of visitors that a village like Wray can regularly host at any one time is limited by its size, a point emphasised by the need for substantial planning and resources including use of nearby fields to accommodate parking during the annual Scarecrow Festival and Wray Fair. As such while visitors are welcome to the Village and tourism is something that can be developed to the benefit of Wray and the wider AONB Area, it must be proportionate and appropriate both for the sake of the people who live there but also to the visitors themselves whose evidence<sup>45</sup> has shown are attracted to the area's relatively unspoilt character.

4.8.3 It is recognised that the need for and demand for local services is likely to change over time. The policy therefore signposts to criteria in the Local Plan which may be used to determine how the value of the community assets and services listed should be assessed in the future and will be kept under regular review by the Parish Council.

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45 Visitor Questionnaire Results and Tea Room Questionnaire Results 2015

## 4.9 TRANSPORT AND INFRASTRUCTURE

4.9.1 During the preparation of this plan, Lancashire County Council has published its District of Lancaster Highways and Transport Master Plan. This necessarily focuses on the priority needs in the urban centres of Lancaster, Morecambe, Heysham and Carnforth. The document identifies the following issues to be addressed in Rural Lancaster in which this Neighbourhood Plan lies:

By their nature, the rural areas of Lancaster tend to be very dependent on the car, which can not only lead to local problems on the highways network, but makes life very difficult for those who, for whatever reason, do not have their own transport:

- Rural isolation and an ageing population both present health and wellbeing issues for the health sector, so there is a real opportunity to work together to maximise the benefits of reducing social isolation for organisations as well as individuals.
- Young people who don't have access to a car can find it very challenging to reach education and employment, to the point that they may be forced to leave their own community to find suitable work and housing.
- Car dependence is unlikely to be sustainable in the longer term, both on cost grounds and through the need for carbon reduction. Car ownership in rural areas is likely to become increasingly unsustainable, so alternatives need to be in place sooner rather than later.
- More than in any other area of the county, visitors need to be able to travel without a car and there is a definite need to support a sustainable visitor economy to ensure that the natural environment is protected while its economic benefit is maximised.

These problems could be compounded in the future if consideration is not given to sustainable access when considering the scale and location of future housing and employment needs within existing rural communities.

We therefore need to do what we can to make more sustainable modes available where possible, both for those who don't have the choice of a car and for those who would want other options, whether through age or cost. However, the car will remain a vital part of rural transport and we therefore need to do what we can to make car ownership itself as sustainable as possible.

Source: District of Lancaster Highways and Transport Master Plan P45

4.9.2 The Master Plan identifies many of the challenges that lie ahead and indicates a potential 'Greenway' route from Lancaster that would pass through the north end of the Parish to serve the needs of cyclists and pedestrians though its delivery is neither funded nor timetabled. It also recognises the difficulties of funding conventional bus services for sparsely populated rural areas and indicates that an innovative approach will be needed to provide sustainable access to these areas in the future. The Parish Council accepts that the reality for the future, particularly given recent cuts to local bus services, is likely to focus on the continuing primacy of the car for local travel planning. The following policies are intended to focus decision makers on the wider implications of new development and the opportunities that exist to make improvements which would contribute to safer and more sustainable neighbourhood transport outcomes.

### Policy TRA1 - Infrastructure for New Development

Within the Neighbourhood Plan area, new development will contribute towards new infrastructure or improve the capacity of existing infrastructure in a way that reflects the primary purpose of the Forest of Bowland AONB designation.

Compliance with Development Management DPD Policies DM20: Enhancing Accessibility and Transport Linkages, DM21: Walking and Cycling, DM22: Vehicle parking Provision, and DM35: Key Design Principles and their successor policies in the emerging Local Plan is essential to ensure that the issues raised for Rural Lancaster in the District of Lancaster Highways and Transport Master Plan have been fully addressed and any necessary mitigation measures identified.

The Neighbourhood Plan priorities for spending any monies derived from Planning Agreements (Section 106) and Community Infrastructure Levy (CIL) or successor mechanisms such as Local Infrastructure Tariff (LIT) from development within the parish will be as follows:

- (I) Off-street parking provision, where appropriate on Main Street, Wray to improve road safety and the character and appearance of the village by reducing the dominance of the motor vehicle within the streetscape.
- (II) All-ability access to the footpath network including improvements to footways within the village of Wray to reduce the need to walk in the road and to improve the health and wellbeing of residents and visitors.
- (III) Measures to conserve and enhance the local environment, including designated local green space.

Opportunities will be taken to fund such improvements through planning applications. Proposals by developers or other authorities which provide improvements to sustainable modes of transport will be supported and may include:

- (I) Improvements to the existing local network of cycleways, bridleways and footways which encourage their use.
- (II) Measures which improve accessibility within the Parish by public transport, walking and cycling and the provision of additional car parking within the village of Wray.
- (III) Improvements to links between the Parish and local service centres including development of new cycleways to reduce reliance on the B6480 and enhance safety for all.

4.9.3 The only classified road within the Neighbourhood Plan area is the B6480 running broadly east - west through the village of Wray. Both the B6480 and all other routes in the plan area are essentially minor roads with limited carriageway widths, winding alignments and generally poor forward visibility. All routes have virtually no continuous verge which makes them particularly hazardous for non-motorised users. In addition, parts of the B6480 and the minor road network are designated cycle routes, including the Way of the Roses which means that many cyclists are unfamiliar with the conditions they encounter.

4.9.4 Public transport is also very limited, particularly following the severe cuts to bus services in 2016 which make it almost impossible for use by employees travelling to and from work and by students and others to reach the main service centres in Lancaster and Morecambe. Similarly although there is a train station in Wennington, this provides only 4 trains in each direction between Morecambe and Leeds. The lack of weekend and bank

holiday public transport services also has a harmful impact on the visitor economy and the leisure opportunities of residents. As a result, residents are either totally car dependent for travel or are excluded from many leisure opportunities in the surrounding area.

4.9.5 Within the village of Wray there are only limited lengths of footway which together with the conflict caused by parked vehicles make access to community facilities for residents and visitors particularly hazardous. The infrastructure policy is therefore intended to ensure that the full implications of development for accessibility and connectivity are taken into account through compliance with relevant policies in the Local Plan to prevent any further deterioration in the current unsatisfactory conditions.

4.9.6 The Community Infrastructure Levy (CIL) is a national scheme which allows local planning authorities to set local charges for new development to fund the provision of infrastructure. Money raised by CIL can be used to support development by funding infrastructure that the council, local community and neighbourhoods want. The proceeds would be paid directly to the Parish and can be used to back the community's priorities. Within Neighbourhood Plan areas which secure the consent of local people in the referendum, 25 per cent of the revenues from the Community Infrastructure Levy arising from the development that they choose to accept would be made available. This policy sets out the priorities for spending CIL or any successor policy such as Local Infrastructure Tariff (LIT) within the Parish.

4.9.7 Planning agreements under section 106 of the Planning Act are intended to mitigate the impact of development on local communities. For all development schemes with a local impact, Lancaster City Council would normally negotiate with the developer a package of measures to limit the impacts on the local environment and residents. This policy provides Lancaster City with guidance as to the priorities for funding within the Parish of such monies as may arise.

4.9.8 The National Planning Policy Framework seeks to ensure our transport infrastructure is more balanced towards sustainable modes of transport including public transport. Benefits include reduced carbon emissions and health benefits. The current situation for cyclists in particular having to use the B6480 as part of the cycle network is unsatisfactory. With necessary funding either the long term proposal to convert the disused railway line from Bull Beck through to Kiln Lane in Wray could be progressed or a lower cost alternative of upgrading the existing bridleway (1-38-BW 37) along Back Lane to Kiln Lane would at least eliminate a particularly hazardous section of the B6480. A modest upgrade of the remaining length from Meal Bank Bridge in the east to Kiln Lane would also add significantly to the quality of the non-motorised user network in the Parish and provide significant health benefits to residents and visitors alike.

4.9.9 The B6480 is subject to the national speed limit outside the the village of Wray and to a 30mph within the village. Main Street from its junction the B6480 to Wray Bridge is subject to a 20mph speed limit. Both restrictions are widely disregarded and there is little likelihood that any enforcement action would have a lasting effect. Whilst the imposition of a 20mph speed limit throughout village would have a positive impact on both the safety and security of non-motorised users particularly where there are no continuous footways, further low cost physical measures such as road narrowing with priority gateways could contribute significantly to traffic calming. It is acknowledged that more specific evidence may be required to justify and then implement measures to mitigate the speed and flow of through traffic. Whilst Lancaster City Council considers such matters to be beyond the remit of a Neighbourhood Plan focussed on land-use, nevertheless providing a safe and accessible transport network is key to unlocking the potential of Rural Lancaster.

## SECTION 5 IMPLEMENTATION AND MONITORING

5.1 The Neighbourhood Plan will be delivered and implemented over the period to 2030. Different stakeholders and partners will be involved. It is not a rigid 'blue-print' and provides instead a 'direction for change' through its vision, objectives and policies. Flexibility will also be needed as new challenges and opportunities arise over the plan period. In this respect, implementation, monitoring and review will be crucial.

5.2 Wray with Botton Parish Council will be the responsible body to manage and oversee the implementation of the Neighbourhood Plan.

### Key Activities

5.3 There will be three key strands of activity which will direct delivery and each is important in shaping the plan area in the months and years ahead. These comprise:

I) The statutory planning process will direct and control private developer and investor interest in the Parish in the context of the Neighbourhood Plan, Lancaster City Council Local Plan and the National Planning Policy Framework. The Parish Council (in its role as statutory consultee to planning applications) and Lancaster City Council as the Local Planning Authority will use the Neighbourhood Plan to assess the appropriateness and suitability of applications. This assessment will help inform the Parish Council's response to the application (e.g. written representations in support of, or in objection to the proposals) and will inform the Local Planning Authority's final decision. In summary, planning applications that are broadly in accordance with both the Lancaster City Local Plan, and with the Neighbourhood Plan should be supported while those that are not, should be refused.

II) Investment in, and management of, public services, assets and other measures to improve local services and vitality and viability for the Parish. In the context of the prevailing economic climate and public funding there is a recognition that public investment in the Parish will be challenging to secure. The Community Infrastructure Levy (CIL), if introduced by Lancaster City Council, could contribute a small amount through new development. In the meantime, Section 106 of the Town and Country Planning Act 1990 allows for agreements between developers and Lancaster City Council, with financial contributions towards necessary services and infrastructure improvements. Such contributions resulting from developments within the Neighbourhood Plan designated area should be allocated towards improvement or addition of local services and /or the securing of environmental benefits for Wray with Botton Parish residents and community.

III) The voluntary and community sector will have a strong role to play particularly in terms of local community infrastructure, events and Parish life. This sector is likely to play an important role in the future, and includes, but is not limited to, Wray Institute and the Scarecrow Festival Committees, Holy Trinity Church, Wray Methodist Church and Friends of the Chapel, Wray Over Sixties, Wray with Botton Heritage Group, Wennington and District WI and Wray Scouts & Guides.

### Key Areas of Action

5.4 The key areas of action summarises the Parish Council's approach to delivery and implementation of the Neighbourhood Plan:

### Housing Development

5.5 The Parish Council will work with local landowners, developers and Lancaster City

Council to deliver modest incremental growth in new housing over the plan period to meet identifies local needs in the Neighbourhood Plan area.

### Rural Economy

5.6 The Parish Council will encourage businesses to improve local employment opportunities for local people and work with landowners and stakeholders to bring brownfield sites such as underused or disused agricultural buildings forward for redevelopment or conversion into economic use.

### Natural Environment

5.7 The Parish Council will work with Lancaster City Council, The Forest of Bowland AONB Unit, Lancashire County Council and other statutory bodies and agencies together with landowners and stakeholders to ensure the natural environment is protected from inappropriate development.

### Transport and Infrastructure

5.8 The Parish Council will work with Lancaster City Council and Lancashire County Council to find ways to improve road safety, address speed and parking issues and provide suitable pedestrian, cycle and equestrian facilities throughout the Parish.

### Monitoring and Review

5.9 The Wray with Botton Neighbourhood Plan is a ‘living’ document and as such will become an integral component of the stewardship of the Parish Council.

- a) The Parish Council meeting will include a regular agenda item to monitor and action activities to progress the implementation of the Neighbourhood Plan.
- b) The Parish Annual Meeting will report on annual progress achieved, and set out the programme aims and key activities for the subsequent year ahead integrating this within its own forward planning processes.
- c) The Parish Council will undertake a strategic review of the Neighbourhood Plan every 3 years. The focus of the strategic review will be to ensure that the policies made are effectively contributing to the realisation of the vision and objectives set out in the Neighbourhood Plan. Any resulting proposals to correct and improve policies to meet the vision and objectives will require to be undertaken in full collaboration with Lancaster City Council. Evidence will also be reviewed and updated as required.

### Next Steps

5.10 The following sets out the remaining planned key milestones of the neighbourhood planning process:

May 2018	Neighbourhood Plan Submission to Lancaster City Council
July 2018	Lancaster City Council Public Consultation on Submission version of Neighbourhood Plan ends
September 2018	Independent Examination report due
November 2018	Wray with Botton Parish Referendum of Residents to Support the Plan
January 2019	Lancaster City Council confirm our Neighbourhood Plan is ‘made’
February 2019	Implementation of ‘made’ Neighbourhood Plan starts

The appendices are compiled as separate documents as follows:

Appendix 1 Proposals Maps

Appendix 2 Schedule of Evidence

Appendix 3 Site Selection and Assessment

Appendix 4 Constraints Overview and Environmental Constraints Maps

Appendix 5 Local Green Space

Appendix 6 Strategic Environmental Assessment (SEA) and Habitat Regulation Assessment (HRA)

Appendix 7 Bibliography/References

Appendix 8 Glossary of Terms