

Adoption of Conservation Area Appraisals for and boundary changes to Over Kellet, Whittington and Yealand Conyers & Redmayne Conservation Areas

16 September 2025

Report of Chief Officer – Planning and Climate Change

PURPOSE OF REPORT			
(i) To approve the adoption of the draft Conservation Area Appraisals for Over Kellet, Whittington and Yealand Conyers & Redmayne; and			
(ii) To approve the proposed extensions to the current conservation area boundaries of these three settlements.			
Key Decision	<input type="checkbox"/>	Non-Key Decision	<input checked="" type="checkbox"/> Referral from Cabinet Member
Date of notice of forthcoming key decision	N/A		
This report is public			

RECOMMENDATIONS OF COUNCILLOR SUE TYLDESLEY

- (1) To approve the adoption of the draft Conservation Area Appraisals for Over Kellet, Whittington and Yealand Conyers & Redmayne; and**
- (2) To approve the proposed extensions to the current conservation area boundaries in these three settlements.**

1.0 Introduction

What is a Conservation Area?

- 1.1 The first conservation areas were designated in 1967 under the Civic Amenities Act, and there are now nearly 10,000 in England.
- 1.2 Conservation areas are defined as 'areas of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance' and are protected under the *Planning (Listed Buildings and Conservation Areas) Act 1990* (s.69).
- 1.3 The effects of designation include restricted permitted development rights, control over the demolition of unlisted buildings, ensuring that any development preserves or enhances the character or appearance of the area, and formal notice being given to the LPA before works to trees are carried out.
- 1.4 Conservation areas are classed a 'designated heritage assets' under the terms of the *National Planning Policy Framework* (NPPF).

- 1.5 Lancaster City Council has 38 Conservation Areas, many of which have been designated for very different architectural and historic interests. Many rural conservation areas within the district are characterised by their vernacular building construction, such as these settlements.

What is a Conservation Area Appraisal?

- 1.6 The purpose of an appraisal is to set out what defines the special interest of the conservation area that merits its designation and to describe and evaluate the contribution made by the different features of its character and appearance. An appraisal can help to ensure that the future management of the conservation area is informed by an understanding of its significance, its positive features and the risks to the area's character.

- 1.7 Government Planning Practice Guidance (PPG) and Historic England make it clear that CAAs are the starting point for actively managing these significant parts of the historic environment.

"A good appraisal will consider what features make a positive or negative contribution to the significance of the conservation area, thereby identifying opportunities for beneficial change or the need for planning protection." (Historic Environment PPG, Paragraph 25).

- 1.8 Part of this process involves reviewing the conservation area. Section 69(2) of *Planning (Listed Buildings and Conservation Areas) Act 1990* states that local planning authorities have a duty "from time to time to...determine whether any parts or further parts of their area should be designated as conservation areas..." Ideally, this would happen every five years.

Conservation Area Assessments

- 1.9 Over Kellet Conservation Area was designated in 1973, with Whittington and Yealand Conyers & Redmayne in 1981. They have never had a Conservation Area Appraisal (CAA). However, they do have *conservation area assessments*. A series of assessments were produced during 2019 and 2020 for those conservation areas without an appraisal. These assessments provide a very helpful summary of the area's special interest, highlight the area's important buildings and features, and provide a boundary map.
- 1.10 This means that there are no longer any conservation areas within the district without formal recognition of the reasons for their designation. However, a CAA looks in greater detail at what gives the area its special character as well as at the risks to that character. Appraisals will usually include a boundary review too. Formally adopted CAAs are a material consideration in decisions affecting the area and can be used to inform robust planning decisions.
- 1.11 The intention is to ensure that every conservation area in the district has an up-to-date CAA. The order in which these are produced has been, and will continue to be, based on those areas where development pressures are greatest or on their condition.
- 1.12 The local planning authority are currently consulting on a draft appraisal for Heysham Conservation Area and a draft appraisal for Williamson Park Conservation Area has been recently completed and will shortly be presented to the Local Plan Review Group (LPRG), to seek their endorsement to take it out to public consultation. A draft CAA for Greaves Road Conservation Area is currently being prepared. Draft CAAs for Westfield War Memorial Village, Wennington and Gressingham will follow.

2.0 Proposal Details

2.1 There are two proposals to consider, namely:

Proposal A: To adopt the draft conservation area appraisals for Over Kellet, Whittington and Yealand Conyers & Redmayne; and

Proposal B: To approve the proposed boundary extensions to the three conservation areas.

3.0 Proposal A – Adoption of Conservation Area Appraisals

3.1 The draft CAAs (Appendices 1-3) set out what gives the areas their special character as well as identifying the risks to that character. For ease of reference, each CAA includes a summary of special interest as well as a Townscape Appraisal Map which illustrates the important character features, including the listed and positive buildings, key views and positive open spaces and tree groups.

Over Kellet

3.2 The village sits within the civil parish of Over Kellet. The current conservation area boundary takes in the historic core of the village which is centred around the diamond-shaped village green. However, the village is also formed of smaller cores, making it a 'poly-focal' settlement, which is dispersed in character.

3.3 The designated area includes the area to the east of the Green, up Cockle Hill (Kirkby Lonsdale Road); the Top Green. To the west of the Green, is another group around Hall Farm. Between each of these areas are open fields which connect the village to the surrounding countryside and provide another visual link to its agrarian heritage.

3.4 To its south, the boundary extends as far as the group around the old school building, but does not take in the village's medieval church, St Cuthbert's, or Kirk House Farm.

3.5 The northern edge extends as far as what was until recently the built limit of the village. However, a new housing development, Kellet Green, has been built just outside this boundary.

3.6 Its summary of special interest has been defined as follows:

- A nucleated settlement of medieval origins around a village green, with a series of smaller core settlements which together form this 'poly-focal' settlement. The open land surrounding and penetrating between these cores is a vital component;
- Located on the north side of Kellet Seeds hill, on undulating land, long-distance views towards Morecambe Bay, Arnsdale & Silverdale National Landscape, the Yorkshire Dales and the Lake District are provided by the gaps between the core settlements;
- Evidence of a gated village green during the C14, to provide protection during times of unrest;
- A number of "rewarding C17 and C18 houses", most with dated lintel stones and many retain their chamfered and mullioned windows;
- The village retains its agricultural character with a large number of traditional farm buildings, including farmhouses with attached barns;

- Prevalent use of locally quarried building stone (Millstone Grit and limestone) for walling and boundary walls, occasionally for roof slates;
- A number of interesting elements of the streetscene, including the Village Cross, War Memorial (with another in the churchyard), water pump and water trough, close to the site of the village well;
- A fine early C19 country house, Hall Garth, set in parkland containing some fine mature trees and providing a focal point for the village. The work of Lancaster architect, William Coulthart (1787-1833) (previously attributed to George Webster);
- Other architects whose work appears in the village include Joseph Bintley of Kendal and Joseph Parkinson of Lancaster; and
- Historical associations with the Pilgrimage of Grace, the early Quaker movement (George Fox and Robert Withers), the Booker family (of the Booker literary prize) and William Farrer (editor of the Victoria County History Lancashire volumes).

Whittington

- 3.7 The village of Whittington sits within the civil parish of Whittington, whose northern boundary forms the county boundary with Cumbria, and its eastern boundary the River Lune. The conservation area forms a T-shape and the settlement is nucleated along its two main streets in a sinuous linear arrangement.
- 3.8 Main Street has a fine grain with many of the buildings fronting immediately onto the highway. The houses on Church Street are more dispersed. The conservation area takes in the whole village settlement, as well as Whittington Hall and some of its estate, including South Lodge. The estate forms a large proportion of the western half of the conservation area.
- 3.9 Its summary of special interest has been defined as follows:

- A sinuous linear development of farms and cottages in a low-lying area of the Lune Valley, its rural setting provided by surrounding open fields and the adjacent parkland of the Whittington Hall estate;
- Small irregular fields of 'Ancient Enclosure' to the north and east of Whittington. Narrow field strips can be found to the east of Main Street, indicating the location of former common fields;
- A village of pre-conquest origins with the remains of a Norman motte and bailey castle (scheduled monument), one of a chain of castles built along the Lune Valley, with a Norman and later church erected on the bailey;
- A large number of farmhouses dating from the Great Rebuilding of the later 1600s, many with dated lintel stones;
- Characterised by the prevalent use of local Millstone Grit for buildings and boundary walls, with slate roofing;
- A fine large Georgian Old Rectory, built in 1728, with possible earlier elements to the rear;
- A large Jacobethan country house, Whittington Hall (grade II*), by Kendal architect George Webster, set in extensive parkland, with lodges and other estate buildings forming part of the Conservation Area;
- A number of buildings by Lancaster architects Paley & Austin, including the fine former School and School House on Main Street (1875);

Historical associations:

- Rev. William Carus Wilson, former rector of Whittington (1825-34) and energetic founder of charity schools for girls who established the Whittington School for Training Servants and Teachers in 1820. Four years later he founded the Clergy Daughters' School in Cowan Bridge which the Brontë sisters famously attended. Both schools later removed to Casterton. He and the school are thought to have inspired Lowood and its headmaster, Mr Brocklehurst, from *Jane Eyre* (1847);
- Thomas Green, builder of the present Whittington Hall, former MP for Lancaster, High Sheriff of Lancashire, Constable of Lancaster Castle and superintended the completion of Charles Barry's new Palace of Westminster; and
- William Sturgeon, electrical pioneer and inventor of the electro-magnetic motor; an essential component of most of our heavily relied upon electrical devices, was born in Whittington.

Yealand Conyers & Redmayne

- 3.10 The conservation area is formed of two villages within The Yealands Civil Parish: Yealand Redmayne to the north and Yealand Conyers to the south, forming a distinctive linear settlement. Whilst they are both nucleated, Yealand Conyers is more dispersed and poly-focal.
- 3.11 The two villages run along the eastern side of a wooded limestone ridge. The western boundary does not extend as far as the ridge, though it does take in some of the wooded slopes. The eastern boundary of the conservation area takes in agricultural land which, within Yealand Redmayne in particular, is characterised by narrow strips of farmland.
- 3.12 Its summary of special interest has been defined as follows:

- A distinctive linear settlement comprising two villages separated by open fields. Both nucleated, though Yealand Conyers is more dispersed, and poly-focal. The open land (parkland and pasture) surrounding and penetrating between these cores is a vital component, as is the contribution of the trees to its setting;
- Located on the eastern side of a limestone ridge within Arncliffe and Silverdale National Landscape, there are long-distance views towards the Lake District, the Yorkshire Dales National Park and The Forest of Bowland provided by the gaps between the core settlements. This is especially the case in the elevated parts of the conservation area;
- Clearly defined field strips remain, overlooked by the Silverdale Road properties in Yealand Redmayne;
- Dating from at least the medieval period, the two villages retain their agricultural character, Yealand Redmayne especially, with a large number of traditional farm buildings, including farmhouses with attached barns. Yealand Redmayne includes an impressive cluster of C17 farmhouses;
- Characterised by the prevalent use of local limestone for buildings and boundary walls, with slate roofing;
- Yealand Conyers contains a number of grand houses and churches by/attribution to notable architects including the Websters (George and Francis) and Edward Graham Paley;
- Nearby Leighton Hall was a Catholic stronghold during the period of persecution, and priests were regularly hidden there. A Catholic mission was established in Yealand Conyers in 1782, followed by the building of E.G. Paley's St Mary's in 1852, which remained the only Catholic church in the area until 1926 (Carnforth);

- A key association with the early Quaker movement, as the home of Richard Hubberthorne, one of the Valiant Sixty. Yealand Conyers contains a very early purpose-built meeting house (1692, grade II*), and the earliest in Lancashire. The setting of the Meeting House and burial ground are particularly attractive;
- Evidence of an early C19 flax industry (dressing, spinning and weaving) in Yealand Conyers where a former small mill building and weavers' cottages can be found; and
- Historical associations with the Gillows family, the Lancaster Rawlinson family, the Waithman family (and John Kendrew), Elizabeth Gaskell, Elfrida Vipont and Sir Fitzroy Mclean.

Risks to character

3.13 These villages share common risks to their character. These include some of the following issues:

- C20 expansion with development which has not always responded well to the local vernacular, and which tends to be uniform in its construction. Any new development within the conservation area needs to take account of how the village has developed and of its local built tradition and character.
- It is important that development pressure does not erode a village's special dispersed character and setting. The open land surrounding and penetrating between the cores is a vital component of the character of the poly-focal settlements especially.
- The loss of original windows and doors in traditional buildings, and their replacement with unsympathetic alternatives, often in uPVC which appear much heavier in appearance (and with unconvincing glazing bars), and of the wrong proportions, has eroded the appearance and character of the conservation areas to a degree. Owners need to be made aware of the relevant guidance available, including the Council's *Planning Advice Note 14: Traditional Sash Windows*.
- Accretions to the principal elevations, of items such as satellite dishes, do not appear to be a major issue in these conservation areas, though there are some dishes which are highly visible and detract from the character of the historic environment.

4.0 Proposal B – Approval of Boundary Extensions to all three Conservation Areas

- 4.1 If approval is given for the boundary changes, then the next steps will involve notifying the Secretary of State and Historic England. Local planning authorities are also required to publicise conservation area designations by placing a notice in the London Gazette and in a local newspaper.
- 4.2 In addition, officers propose to notify those property/landowners affected. The designation must also be registered as a local land charge so that future purchasers are made aware of its existence.

Over Kellet

- 4.3 It is proposed to extend the conservation area boundary to include Bay Croft Field, on the north side of Cockle Hill. This would connect the two parts of the conservation area which are currently detached. The inclusion of the Methodist Cemetery, a significant space in terms of the village's historic narrative as well as well as providing a peaceful green space. Unfortunately, the adjacent new development has

encroached and is visible between gaps in the boundary planting to its east. However, it is important to ensure that its setting is not further eroded.

- 4.4 It is further proposed to include the field opposite the Old School House, to the south east of Court House, on Nether Kellet Road. Until recently, this steep slope had long been used for grazing sheep. This field is considered to contribute to the dispersed spatial character of this conservation area, forming part of its rural setting, and, as such, should be included within the boundary.
- 4.5 To the south of the village centre is the village church of St Cuthbert's and Kirk House Farm. The open land between these listed buildings and the conservation area boundary provides an important component of the setting of all these designated heritage assets. Bringing the village church and this land within the boundary of the conservation area would seem the natural thing to do. The line of the suggested western boundary follows the line of the old route of the Nether Kellet Road, now a track, which passed to the west of the church until the early C19. These suggested boundary changes can be seen on the map in Appendix B of the CAA.

Whittington

- 4.6 It is recommended that the conservation area boundary be extended to the east to take in the gardens on the eastern side of Main Street (see Appendices A and B in the CAA). It is unusual to see a boundary cut through properties in this way. Further, many of the property boundaries still reflect the old field strip boundaries, which were identified through the Lancashire Historic Landscape Characterisation programme as 'Ancient Enclosure'. These narrow field strips indicate the location of former common fields, provided close to the village on the low fertile ground. These small irregular former fields form part of the village's historical narrative as well as providing the setting these C17-C19 houses and cottages, and the conservation area.
- 4.7 In addition, it is proposed to include the open area between Low Hall Farm and the start of the built development of Main Street. This open land provides key views across rolling hills towards the Yorkshire Dales National Park, and forms part of the rural setting of this conservation area.

Yealand Conyers & Redmayne

- 4.8 It is proposed to leave the existing conservation area boundary largely unaltered other than the addition of the area of open land to the east of St John's Church; the area bounded by Rose Acre Lane, Church Lane, Dykes Lane and the A6 (see Appendix A - TAM 2 -Yealand Conyers (North) & Appendix B of the CAA).
- 4.9 Currently, the buildings within this area are included, but not the surrounding open green areas. This is unlike the eastern boundary in the other parts of the conservation area, since for the rest of its length there is a green buffer between the buildings and the boundary. The area proposed for inclusion acts as important setting for the conservation area, as well as the significant group of listed buildings within that area. The view from the A6 is of a pleasing rural group and, importantly, is one of the few views into the conservation area. However, the views across this open land from within the conservation area towards the designated heritage assets and the expansive long-distance views of The Forest of Bowland, the Yorkshire Dales and the Lake District are also important.

5.0 Details of Consultation

- 5.1 All three draft CAAs have been out to public consultation, following the endorsement of the Local Plan Review Group (LPRG). LPRG was also advised on the outcomes of each public consultation and their endorsement given to take the final drafts to Cabinet for adoption and approval of the boundary changes.

- 5.2 The draft CAAs were made available to the public on the Council's website, together with an online response form, which many chose to use. They included two questions which the respondents could choose to answer, as follows:
- ***Do you have any comments to make on the draft Conservation Area Appraisal? If yes, please specify the page number to which your comments relate.***
 - ***Do you agree that the conservation area boundary should be extended, as set out in the conservation area appraisal? If you disagree, please provide the reasons.***

- 5.3 Hardcopies of the CAAs were also placed in venues within the settlements for the duration of the consultation periods.

Over Kellet

- 5.4 The draft Over Kellet CAA with the proposed boundary changes was taken out to public consultation for a period of 6 weeks, from 2 December 2024 until 20 January 2025.
- 5.5 A good number of responses was received (36). These representations have been tabulated and considered, with a Council response provided alongside (Appendix 4).

Council response and conclusions

- 5.6 There was a majority support for the boundary additions. These came mainly from property owners already within the conservation area, and the Parish Council, though St Cuthbert's Church were very welcoming of the proposal to be included since they recognise the historical significance of the church and very much consider themselves to be at the heart of the community.
- 5.7 Responses were received from nine people not in favour of the proposed boundary extensions. A number of these relate to Bay Croft Field. However, it is worth noting that a planning appeal decision was issued for an application for a single residential dwelling (Planning Application Reference 24/00275/FUL) in November 2024 which was refused by the City Council in 2024.
- 5.8 The field forms a distinct gap in the built development and separates two areas which make up the designated CA currently. The Planning Inspector noted that its dispersed spatial character is a typical aspect of the CA, with gaps between groups of buildings allowing views to and from the surrounding countryside. The Inspector also commented that the site is a particularly good example of this characteristic.
- 5.9 It was concluded by the LPA and the Planning Inspector that the proposed development would adversely affect the character and appearance of the site and surrounding area, including the setting of the Conservation Area and adjacent listed buildings. The appeal was therefore dismissed.
- 5.10 This is evidently a sensitive site but any future applications on this field, and on the other areas proposed for inclusion, would need to be decided on their own merits.
- 5.11 One respondent has asked whether consideration is given to those who may lose out financially by designating privately owned land in this way.
- 5.12 LPAs have a duty under the *Planning (Listed Buildings and Conservation Areas) Act 1990*, "from time to time" to review past designations and determine whether further parts should be designated; and if they so determine, they shall designate those parts accordingly. (S69 (2)).

- 5.13 Conservation area designation does not seek to prevent change but to manage change in a way that conserves and enhances the character and appearance of historic areas.
- 5.14 It was pointed out that the basemap used was inaccurate since it did not show the new development of 55 houses on Capernwray Road nor the new houses on Cocklehill Weind (outside the conservation area). The Council's GIS Officer addressed this and updated the basemap. All the CAA mapping was updated accordingly.
- 5.15 An additional area was put forward for inclusion; a small field opposite the Old School House on Nether Kellet Road. Officers agreed that it ought to be included and went out to consultation again from 14 February to 28 March 2025.
- 5.16 To this consultation, the local planning authority received ten responses, five in support of the boundary changes, and four against (Appendix 4).
- 5.17 Three of the objectors are landowners within those areas proposed for inclusion. All of whom feel that it is unnecessary and may prevent future reasonable flexibility over their land use.
- 5.18 It is considered that these areas contribute to the noted dispersed spatial character of this conservation area and form part of its rural setting. Nevertheless, inclusion within a conservation area does not preclude development. It simply means that change is managed more sensitively, in a way that conserves and enhances the character and appearance of historic areas.

Whittington

- 5.19 The draft Whittington CAA with the proposed boundary changes was taken out to public consultation for a period of six weeks, from 11 April to 30 May 2025.
- 5.20 The local planning authority received three responses which included one show of support for the boundary extension, and no objections to it. These representations have been tabulated and considered, with a Council response provided alongside (Appendix 4).

Yealand Conyers & Redmayne

- 5.21 The Draft Yealand Conyers and Redmayne CAA underwent its public consultation, for a period of six weeks, from 21 February to 4 April 2025.
- 5.22 Five responses were received, three in support of the boundary changes, and one against. These representations have been tabulated and considered, with a Council response provided alongside (Appendix 4).
- 5.23 One of the letters of support was from the Arnside & Silverdale National Landscape, who commented fully endorsed the draft appraisal and agreed that the reasoning behind the proposed boundary extension is sound.
- 5.24 The Parish Council raised concerns that the draft CAA is very detailed and may be used to prevent change.
- 5.25 Conservation area designation does not preclude development. However, it does mean that change is managed more sensitively, in a way that conserves and enhances the character and appearance of historic areas. This starts with a proper understanding of the area's significance.

6.0 Options and Options Analysis (including risk assessment)

	Option 1: To adopt the CAAs and approve the boundary changes	Option 2: Not to adopt the CAAs or approve the boundary changes	Option 3: To adopt the CAAs without the boundary changes (this would involve amending the CAAs)
Advantages	<p>Their adoption would be in accordance with national planning guidance (Government Planning Practice Guidance (PPG) and Historic England) which makes it clear that CAAs are the starting point for actively managing these significant parts of the historic environment.</p> <p>The CAAs would form part of the evidence base of the district's Local Plan.</p> <p>The <i>National Planning Policy Framework</i> (2024) (paragraph 203) states that "Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay and other threats. This strategy should take into account:</p> <ul style="list-style-type: none"> a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation; b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; c) the desirability of new development making a positive contribution to local character and distinctiveness; and d) opportunities to draw on the contribution made by the historic environment to the character of a place. 	None known.	<p>Their adoption would be in accordance with national planning guidance (Government Planning Practice Guidance (PPG) and Historic England) which makes it clear that CAAs are the starting point for actively managing these significant parts of the historic environment.</p> <p>The <i>National Planning Policy Framework</i> (2024) (paragraph 203) states that "Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay and other threats. This strategy should take into account:</p> <ul style="list-style-type: none"> a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation; b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; c) the desirability of new development making a positive contribution to local character and distinctiveness; and d) opportunities to draw on the contribution made by the historic environment to the character of a place. <p>The CAAs would assist and guide the Development Management Team and</p>

	<p>By approving the boundary changes, the council would be fulfilling its duties under Section 69(2) of <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> which states that local planning authorities have a duty “from time to time to...determine whether any parts or further parts of their area should be designated as conservation areas...”</p> <p>The CAAs will assist and guide the Development Management Team and Conservation Team in in their work managing development within this area, as well as having a wider application for officers, property owners and the community as a reference tool and evidence base for better understanding the area. Its adoption will give the document more weight as a material consideration in planning decisions.</p>		<p>Conservation Team in in their work managing development within this area, as well as having a wider application for officers, property owners and the community as a reference tool and evidence base for better understanding the area. Its adoption will give the document more weight as a material consideration in planning decisions.</p>
Disadvantages	None known.	<p>Without formal adoption, the CAA would not carry as much weight and could not be relied upon as a material consideration in planning decisions.</p> <p>The Council would not be fulfilling a duty under s.69(2) of the <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> (see above).</p>	<p>Omitting the review of the boundary would mean that a fundamental element of the appraisal process had been overlooked.</p> <p>The Council would not be fulfilling a duty under s.69(2) of the <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> (see above).</p>
Risks	None known.	Without an adopted CAA, it will be harder to protect the CA from inappropriate development and more difficult to defend at appeal.	

7.0 Officer Preferred Option (and comments)

- 7.1 The preferred option is Option 1. The adoption of the CAAs and the boundary changes align with heritage duties and requirements under the relevant Acts and the NPPF and national guidance. It would ensure that there is more robust protection in place for managing these conservation areas.

8.0 Conclusion

- 8.1 This report sets out the preferred way forward for (i) adopting conservation area appraisals for three existing conservation areas, and (ii) approving boundary extensions for them following a review of these areas, some 40-50 years since their original designation. These actions will help ensure that they are managed with a more thorough understanding of their significance going forward.

RELATIONSHIP TO POLICY FRAMEWORK

Government planning guidance relating to the historic environment is set out in the National Planning Policy Framework (NPPF, 2021) and the CAAs align with this.

The Council's Policy Framework is the list of plans and strategies that are decided by Full Council. It includes the Council Plan, and Local Development Plan and Development Plan Documents and other plans or strategies.

The CAAs contribute to the Council's vision for the Lancaster district to thrive as vibrant regional centre in the north west of England, making the most of our district's many attributes as a great place to live, work and visit. The Council Plan sets out the Council's priorities for 2024-2027, and the CAAs align with three of these, specifically:

- A Sustainable District – encouraging the repair and re-use of existing buildings, which reduces waste and locks in carbon;
- An Inclusive and Prosperous Local Economy – supporting investment and regeneration; and
- Healthy and Happy Communities – supporting access to heritage and culture and quality public spaces.

At a district level, the Local Plan sets out the Council's broad strategy for heritage conservation within the *Strategic Policies and Land Allocations (climate emergency review) DPD* and the *Development Management (climate emergency review) DPD*, both adopted in January 2025. The CAAs align with these documents.

CONCLUSION OF IMPACT ASSESSMENT

(including Health & Safety, Equality & Diversity, Human Rights, Community Safety, Human Resources, Sustainability and Rural Proofing)

No formal impact assessments have been undertaken, but the following comments are made in respect of a CAAs' impacts:

Climate and sustainability

CAAs encourage the repair and re-use of heritage assets. The re-use of historic buildings ensures that the embodied carbon is not lost through demolition.

Wellbeing and social value

CAAs promote an understanding of an area's heritage helping to enhance appreciation for an area and ultimately community cohesion.

LEGAL IMPLICATIONS

The CAAs have been prepared in line with the *Planning (Listed Buildings and Conservation Areas) Act 1990*.

Section 69(2) of the Act states that local planning authorities have a duty "from time to time to...determine whether any parts or further parts of their area should be designated as conservation areas..."

Its adoption will form part of the Council's planning evidence base to inform effective decision making.

FINANCIAL IMPLICATIONS

Historic England (in *Conservation Area Appraisal, Designation and Management, Historic Environment Advice Note 1* (2nd edition, 2019)) advises that conservation areas should be reviewed every five years, resources permitting. Given the need for this is already accepted, the CAAs do not cause any additional obligation in this regard, but the wealth of information now assembled within it will greatly assist in the review of the relevant conservation areas.

There will be a cost involved in advertising the new boundary in the London Gazette and in a local paper, and postage costs involved in notifying the small number of property/landowners affected. This will be covered within existing resources.

OTHER RESOURCE IMPLICATIONS, such as Human Resources, Information Services, Property, Open Spaces:

Human Resources:

None

Information Services:

None

Property:

None

Open Spaces:

None

SECTION 151 OFFICER'S COMMENTS

The Section 151 Officer has been consulted and has no further comments to add.

MONITORING OFFICER'S COMMENTS

The Monitoring Officer has been consulted and has no further comments to add

BACKGROUND PAPERS

1. [Draft Over Kellet Conservation Area Appraisal \(2025\)](#)
2. [Draft Whittington Conservation Area Appraisal \(2025\)](#)

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3. Draft Yealands Conservation Area Appraisal (2025)	
4. CAA Consultation Responses (2025).	