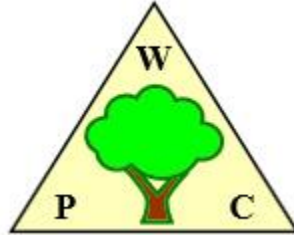


Woodplumpton Neighbourhood Development Plan

2017 - 2026

Woodplumpton Parish Council



Submission Draft

July 2021



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Foreword

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

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

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

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

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

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

Policy Number	Policy Name
COM 1	New and Improved Community Facilities
COM 2	Protecting Existing Community Facilities
HOU 1	Layout and Design of New Housing
HOU 2:	Conversion of Agricultural Buildings (falling out of use) within Woodplumpton parish to residential use
ECON 1	Protection of Rural Economy
ECON 2	Support for Rural Economy
MOV 1	Improvements to Provision of Footpaths, Cycle-paths and Bridleways
MOV 2	Promoting Walking and Cycling in New Development
ENV 1	Land Use in Rural Woodplumpton
ENV 2	Open Landscape Views
ENV 3	Nature Conservation And Biodiversity

SECTION 1 INTRODUCTION

Why a Neighbourhood Plan for Woodplumpton Parish?

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

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

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

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

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

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

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

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

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

As the effect that new development can have on the character of the area is such an important issue for the Parish, a Character Assessment has been undertaken which sets out the main elements that contribute to the area's particular

character so that policy and guidance can be developed to ensure that proposals protect and enhance the character as much as possible. As such, the Character Assessment provides evidence for certain policies as well as being a reference to interpret policies so that applicants and decision makers are signposted to the Assessment to help understand what the character is when developing or determining proposals. The Character Assessment can be found on the Parish Council's website at <https://www.woodplumptonparish.org/>

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

Woodplumpton Parish and Planning Context

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

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

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

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

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

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

As the area is developed the character of this part of the Parish will be significantly affected, effectively extending the Cottam suburban area further into Woodplumpton Parish. Therefore, preserving and enhancing the character of the area is an important part of this Plan.

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

Other relevant Local Plan documents include:

Preston City Council's Standing Design Advice Summary

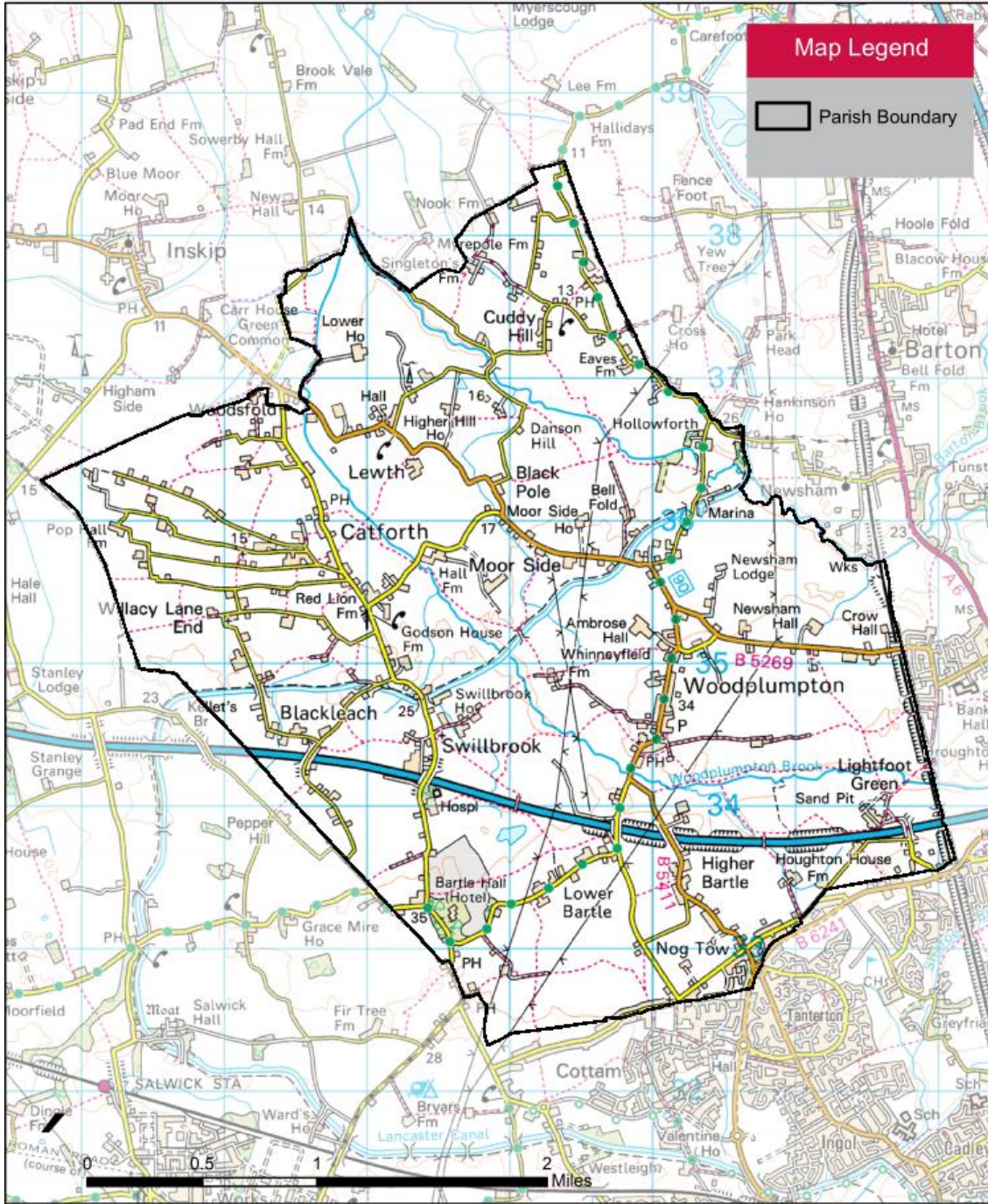
Preston City Council's Design Guide Supplementary Planning Document

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

Woodplumpton

Map created : 21/06/2016

Map scale : 1:35,000



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Plan of Designated Area

SECTION 2 VISION AND OBJECTIVES

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

Vision

Our Vision is for a Parish that better meets the needs of existing and new residents while maintaining and enhancing its distinctive character and appearance.

We believe in, and strongly defend the principles that Safety & Security are key elements for the well-being of the Parish as a whole.

We are committed to protecting, maintaining and enhancing our open / green spaces for the benefit of all the community, now and in the future.

We want to maintain and develop a strong and inclusive community spirit and greater cohesion.

Objectives *(derived from the vision)*

- Actively support, promote & develop (where appropriate) local amenities / facilities for the benefit of all residents
- Develop & enhance the individual character of both villages
- Develop & enhance existing (& new where appropriate) open / green spaces
- Promote, maintain & improve policing & security in the Parish including the provision of appropriate resources / facilities
- Actively seek & support improvements to highways, pavements & footpaths to promote the safe & efficient movement through & around the Parish
- Identify & improve appropriate methods of communication & inclusion for the benefit of the community (e.g. broadband access, literature, notice boards, community & social events)
- Identify, promote & support community involvement projects & schemes

- Promote & actively support the need for a diverse range of housing types (e.g. affordable) without losing the character of the Parish
- Promote & actively support existing & new businesses without losing the character of the Parish
- Publicise & promote the use of public rights of way, bridleways & green / open spaces
- Actively maintain & improve public rights of way, bridleways & green / open spaces

SECTION 3 POLICIES

Policy COM 1 New and Improved Community Facilities

Planning permission can normally be granted for new community facilities which meet the needs of the local community provided that:

- a) The application is accompanied by evidence of the local need for the facility. In the rural areas this must include a demonstration that other options have been considered such as using existing space or conversion as opposed to new construction.
- b) No problems with regard to matters of highway safety are identified
- c) The scale and location should be well related to the catchment area of the parish in order to satisfy the needs of the local population
- d) Where the proposed building is in the rural part of the parish, it should be in keeping with the open rural character of Woodplumpton as described in the Woodplumpton Character Assessment (see pages 14-35 for the overall assessment and 36-51 for the rural character areas). Where the proposed building is in the suburban part of the Parish or in North West Preston it should be in keeping with the suburban fringe character in the Cottam area as described in the Woodplumpton Character Assessment (see pages 14-35 for the overall assessment and 52-57 for the suburban fringe character area).
- e) The development should not cause harm to the character or amenity of adjacent uses and properties
- f) The development should if possible be located where it is accessible by public transport, on foot and by cycle. Car parking should be provided on site in accordance with the appropriate Preston City Council standards
- g) The development will not unacceptably affect either directly or indirectly areas of nature conservation, geological or landscape interest
- i) In the case of school expansion to meet extra demand for places, sufficient playground and playing field space is reserved for the pupils' needs.

Intention

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

Promote, maintain & improve policing & security in the Parish including the provision of appropriate resources / facilities

Develop & enhance the individual character of both villages

Justification

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

In the case of schools, there are calls for the local primary schools to be expanded to meet increased demand and there is growing pressure on places in in North West Preston including the Woodplumpton area (see Evidence below). There are 2 primary schools in Woodplumpton Parish: Woodplumpton St. Anne's Primary School and Catforth Primary School. There are also 2 nurseries: Cottam Nursery School and Maxy House Farm Nursery. There are no secondary schools in the Parish.

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

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

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

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

NW Preston

The Woodplumpton NP makes reference to Preston City Council Local Plan 2012 – 2026 Policy MD2 and the North West Preston Masterplan Supplementary Planning Document SPD, identifying a secondary school and 2 two form entry primary schools to be delivered. According to LCC, “the long term yield from approximately 5,300 new homes in NW Preston, required the inclusion of new schools to be highlighted in the local plan based on the full extent of housing and long term need.” They point out that at the time of their response (November 2020) “new school sites have not been secured, and funding has not been determined to bring forward new schools. LCC is also concerned that residential planning applications have been submitted on the sites allocated to school provision in the NW Preston Masterplan and have sought clarification on this from Preston City Council.”

“The delivery of a new school will require careful timing and be delivered to meet the needs from new housing. A fine balance is required to ensure a new school is not delivered too early and places taken up by existing pupils from the surrounding area, this can have a destabilising effect on the areas existing pupil provision and potential financial implications for local schools.”

Interpretation

The term “Community facilities” could cover a wide range of facilities including schools, police stations, parks, footpaths, sports and leisure facilities, nurseries and health care. Other commercial uses such as retail, whilst important to the community, should be dealt with under other policies in this plan and the Preston Local Plan specifically policy WB1:Protection of Community Facilities and Core Strategy Policy 25: Community Facilities.

Evidence

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

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

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

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

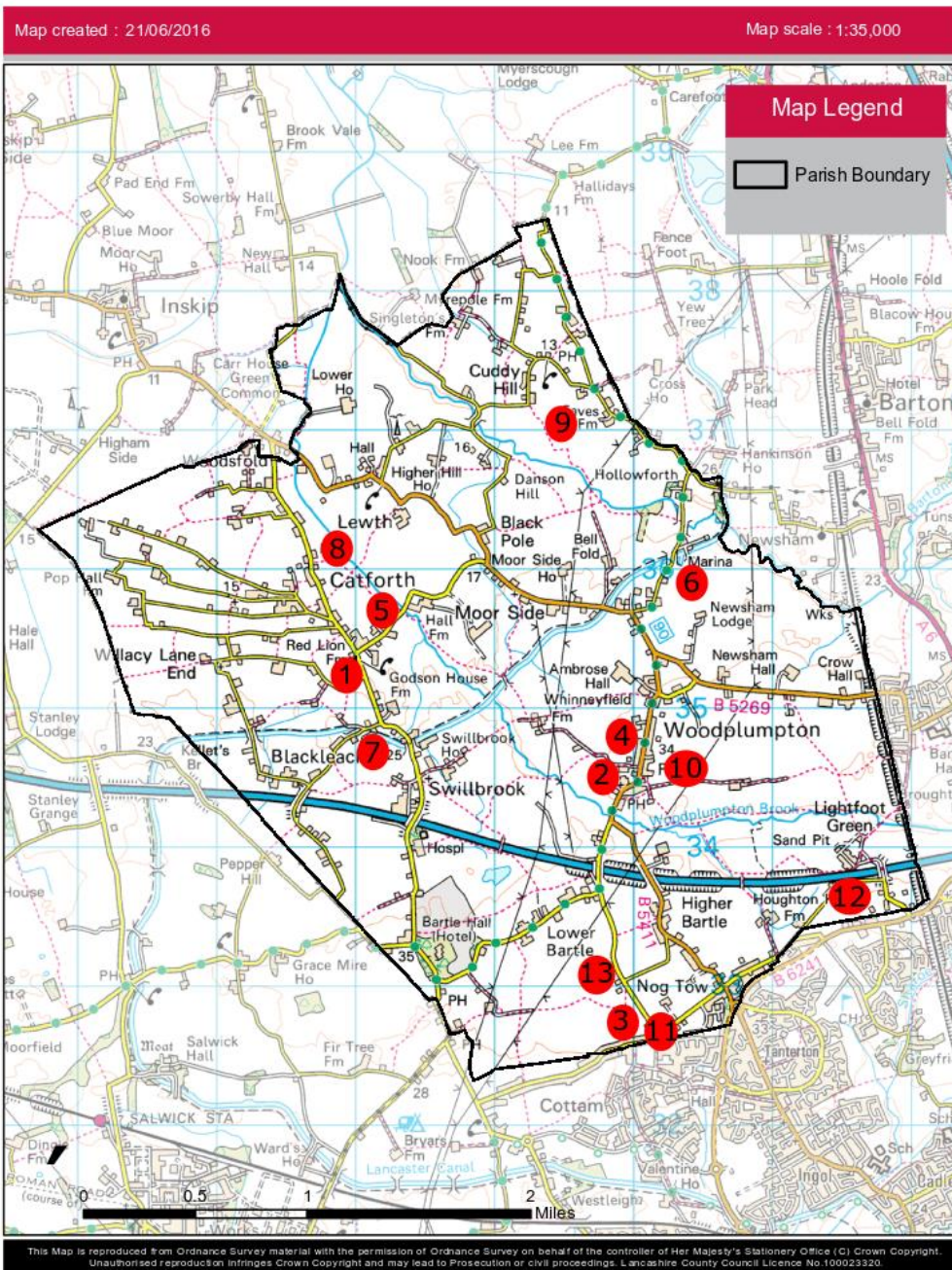
Preston Rural	NOR 2020	Jan	Net Capacity	Projected Pupils by 2026 (Without housing/migration)	Projected Pupils by 2026 (With housing/migration)
Catforth Primary School	71		70		
Woodplumpton St Anne's Church of England Primary School	104		105		
Barton St Lawrence Church of England Primary School	184		175		
St Mary and St Andrew's Catholic Primary School. Barton Newsham	122		126		
TOTAL	481		476	709	772
				(709-476)	(772-476)
			Projected Shortfall	233	296

The projected pupils by 2026 are not broken down by school at this stage as there will actually be an apportionment of the overall projected figures across the schools but it is likely that new school provision is needed.

Policy COM 2 Protecting Existing Community Facilities

1. The Existing Community Facilities within Woodplumpton Parish are identified in the map below. These are important resources for the local community and should be retained for the benefit of those groups, organisations and the wider community which use them.

Woodplumpton



KEY

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

2. Support will be given to the retention and improvement of existing facilities and to safeguarding them from potential inappropriate development.

3. Planning applications for land or buildings adjacent to community facilities will be expected to respect the continued retention of the community use and to integrate, support and/or strengthen the existing community resource base of the parish.

4. Proposals involving the loss of a community facility will be resisted unless each is to be replaced by a new and improved facility in a location approved by the local community or it can be demonstrated that there is no longer any demand for that use.

Intention

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

Justification

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

Also, were a church to fall out of use, the retention of the building is likely to be a priority so part 4 of the policy would be counter-productive.

Interpretation

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

Evidence

Preston Local Plan 2012-2026

North West Preston Masterplan Supplementary Planning Document

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

Policy HOU 1 Layout and Design of New Housing

1. Any new housing development should achieve a high standard of design and layout compatible with the mixed rural and suburban nature of Woodplumpton Parish according to location.

Good design and layout should include: space standards (meeting the Government's Nationally Described Space Standards, see Appendix 1, Design Code), public/private interface, active frontage, block design, promotion of walking and cycling through design of paths, roads and pavements, street furniture including litter and dog bins, character (see below), ecological performance including energy efficiency and natural surveillance including overlooking. Developers should provide copies of the existing and proposed drainage strategies to the Parish Council as well as the City Council so records can be retained at a local level.

2. New housing proposals should integrate housing into the surrounding areas. This integration can be achieved in a number of ways and all proposals should show that they have been given serious consideration to the following:

a) Good quality design that responds positively to the character of Woodplumpton Parish, especially with respect to the specific part of the Parish that the proposal is for, including its form, layout, materials, siting, height, scale and design of the adjoining and surrounding buildings, the setting and countryside, use of greenspace, planting and landscaping, the rural street scene, the linear and street frontage layout of development etc. In the rural areas, smaller 2-3 bed semi-detached houses or small terrace are more likely to protect and enhance the rural character than larger detached dwellings although in some cases such as due to plot-size restrictions a small detached may be acceptable

b) Good Connections - there should be good, short and direct pedestrian and cycle routes to the rest of the Parish and wider walking and cycling networks in general and to nearby facilities in particular including shops, schools, public open space and public transport links. These should be complemented by highway design that encourages and prioritises cycling and walking including traffic calming measures as well as improved legibility. See Design Code and Character Assessment especially Section 2.2 Movement.

c) Provide new facilities that can be shared with adjacent areas such as open space, play and shops if appropriate

d) Provide a good mix of housing types with houses tenure blind and social or affordable housing "pepper-potted" so that the tenure of the housing cannot be determined from its location

e) Travel Plans are provided for developments of more than 10 houses and developers report back to the Parish Council regarding their implementation

“f) . Incorporate SUDS which minimises surface water run-off. These may include features such as ponds, swales and permeable paving designed as part of the development and to reflect the character of the area. Every option should be investigated before discharging surface water into a public sewerage network, in line with the surface water hierarchy.”

Some of above points (b, c, d and e) may only be practical on larger development sites and these are likely to be located in the allocated sites in North West Preston or larger windfall sites. Point (a), however, will apply to all proposals including those on allocated sites or windfall sites.

The Woodplumpton Design Code see Appendix 1 and Character Assessment see Appendix 2 will be used to assess development schemes coming forward.

Intention

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

Actively seek & support improvements to highways, pavements & footpaths to promote the safe & efficient movement through & around the Parish

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

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

Develop & enhance the individual character of both villages

Promote, maintain & improve policing & security in the Parish including the provision of appropriate resources / facilities

Justification

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

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

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

Larger detached houses are likely to detract from the rural character of the area. They also require more land and so will have a greater detrimental effect in terms of loss of natural green space or working fields which are key to the rural feel of the area, they are also less likely to be genuinely affordable.

In line with paragraph 80 of the National Planning Practice Guidance on Flood risk and coastal change, surface water should be discharged in the following order of priority:

1. An adequate soakaway or some other form of infiltration system.
2. An attenuated discharge to surface water body.
3. An attenuated discharge to public surface water sewer, highway drain or another drainage system.
4. An attenuated discharge to public combined sewer.

Applicants wishing to discharge to public sewer will need to submit clear evidence demonstrating why alternative options are not available as part of the determination of their application.

Interpretation

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

Key aspects of Woodplumpton Parish's rural character:

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

Key aspects of Woodplumpton Parish's suburban character:

- Combination of purpose built housing estates and infill along historic routes.
- Occasional green spaces that provide recreation and visual amenity in the form of public parks and green verges
- Low, predominantly 2-storey, buildings
- Primarily residential use with occasional ancillary uses such as shops and Preston Grasshoppers Rugby Club
- Houses are predominantly semi-detached with some detached and terraces.
- Housing having defensible spaces in the form of front gardens with a variety of boundary treatments.
- Clear hierarchy of streets with a link to the Motorway which acts as a major distributor and then a number of country lanes which act as more local distributors and off which smaller streets access estates.

- Individual estates, while fitting into the overall character of the suburban part of Woodplumpton Parish by virtue of their sharing the above characteristics, have their own distinct characters through a combination of brick colour, detailing, use of boundary treatments, existence or lack of building lines and roof lines and relative formality/informality of the road layout.
- Semi-rural feel in parts of the suburban area due to historic roads along which older houses can be found sometimes less formally arranged, the low scale of development in general, views into the surrounding countryside, grass verges, low density of development and the use of brick and pitched roofs.
- Off-street parking

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

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

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/524531/160519_Nationally_Described_Space_Standard_Final_Web_version.pdf

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

Preston City Council's Standing Design Advice Summary

Preston City Council's Design Guide Supplementary Planning Document

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

Evidence

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

Policy HOU 2: Conversion of Agricultural Buildings (falling out of use) within Woodplumpton parish to residential use

The principle of conversion of agricultural buildings to residential use within Woodplumpton parish will be supported where:

- a) Suitable services and access are available without the need for works which would adversely affect the character of the building and / or locality;
- b) The building is of a permanent and substantial construction, is structurally sound and capable of conversion and that any important architectural and historical features are retained within the proposal;
- c) The proposal safeguards the roosting or nesting habitat of any protected species present within the building;
- d) Through the use of good design and use of materials, the proposal does not adversely affect the character, rural setting and appearance of the surrounding landscape or the amenity of nearby residents;
- e) The type of use proposed is of a scale and type that is consistent with the specific location (see Design Code: Appendix 1 and Character Assessment);
- f) The proposal does not have an adverse impact on the local highway network, either in terms of highway safety or highway capacity; and
- g) The proposal is accompanied by an acceptable Travel Plan where it is recognised that the proposed use will generate a significant level of trips.
- h) The conversion does not have an adverse affect on the ability of the fields around Woodplumpton parish to continue in agricultural use.

Intention

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

Develop & enhance the individual character of both villages

Justification

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

Interpretation

Permitted Development rights exist for the change of use of existing agricultural buildings and land within their curtilage for up to 3 dwellings provided the max area is 450m² and the new building is no bigger than the footprint of the original building. Prior approval is required for location and siting; design and external appearance; transport and highways; noise; contaminated land; and flood risk. The permitted rights also include the building operations reasonably needed for the conversion- this only includes- windows, roofs or external walls; and services (water, gas electricity, drainage) and partial demolition. Policy HOU2 extends this right to larger developments which satisfy the criteria of the policy and other policies elsewhere in the Neighbourhood Plan and Preston Local Plan.

‘The Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014 (SI 2014/564) <http://www.legislation.gov.uk/uksi/2014/564/contents/made>.

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

See also:

Preston City Council’s Standing Design Advice Summary

Preston City Council’s Design Guide Supplementary Planning Document

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

Evidence

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

Policy ECON 1 Protection of Rural Economy

Local businesses, visitor attractions and rural facilities in the Parish will be protected from inappropriate development which prejudices their ability to perform their intended function.

Intention

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

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

Develop & enhance the individual character of both villages

Justification

There are already businesses operating in the area providing jobs and services to the local population of Woodplumpton Parish and beyond and their retention is important. Some of these businesses could be said to depend to an extent on the rural character of the area for example the pubs and Ribblesdale tree and plant nursery.

Interpretation

The policy will not prevent new businesses from operating in the area. Competition with existing businesses is not regarded as grounds for preventing development, in line with the Rural SPD.

Evidence

The Character Assessment identifies a number of businesses in the Parish which provide a variety of important services such as nurseries, pubs and shops while also providing jobs.

Policy ECON 2 Support for Rural Economy

1. Approval will be given for proposals which support existing and new businesses, without harming the character of the area, in one or more of the following ways:

- a) Supporting a more diverse agricultural economy which provides more local employment opportunities
- b) Supporting existing local businesses within the area
- c) Encouraging a wider range of rural tourism particularly those businesses which complement existing tourism related ones. For holiday accommodation proposals, for example for caravans and chalets, see part 2 of this policy below and see “interpretation” in the supporting text for clarification of the term ‘holiday accommodation’.
- d) Encouraging the re-use and sympathetic extension of redundant agricultural or other buildings for business or visitor attraction purposes
- e) Encouraging businesses which offer local products and services (including food and drink) linked to their Lancastrian and rural provenance
- f) Supporting social and community-led enterprises with a social and/or environmental purpose which involves the local community.

2. In the case of proposals for new or extensions to existing holiday accommodation such proposals will be permitted provided all the following criteria are met:

- (a) The site is well screened by land form or landscaping from roads, high viewpoints and other public places and the development would not harm the character or appearance of the countryside either on its own or when taken together with other established or proposed static caravan or chalet development in the vicinity;
- (b) The scale of development relates sensitively to its surroundings and would blend into the landscape;
- (c) The site is well laid out, designed and landscaped and the caravans and chalets would blend into the landscape in their siting, design, colour and materials;
- (d) The site is in an area with local opportunities for informal countryside recreation but would not itself harm such attractions;

(e) The development would not harm the character or setting of settlements or the amenities of local residents;

(f) The proposed holiday accommodation shall be used for the provision of leisure purposes only and not as permanent residences or second homes or holiday homes (see “interpretation” below). The accommodation should be advertised or held out as suitable for temporary holiday/ leisure letting purposes. Occupation by the same person(s) throughout the year is not permitted.

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

- that the accommodation will be occupied for holiday purposes only and will not be occupied as a person’s sole, or main place of residence;
- that the same family/group will not be allowed to occupy the same holiday unit for more than 28 days at a time and will only be allowed to occupy the same unit up to a maximum 3 months in any calendar year;
- that the owners/operators maintain an up to date register of the names of all owners/ occupiers of individual holiday unit(s) and of their main home addresses, and their length of stay and that this register is made available at all reasonable times to the LPA.

Intention

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

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

Develop & enhance the individual character of both villages

Justification

As well as policy ECON1 protecting existing businesses, it is important to help other businesses to thrive where they are appropriate to the area. It is also important that any holiday accommodation respects the Parish’s rural character, and are for the purposes of holiday accommodation and are not for permanent residence.

The policy does not permit second homes (see “interpretation” for definition of second homes) as in such cases the owner and/ or family lives in the property only for short periods, for example, for personal/ family holiday or weekend use. They are therefore privately owned, empty or irregularly occupied properties and are unlikely to benefit the rural community and, unlike properties that are let out for paying visitors, are unlikely to benefit the local economy.

Interpretation

What businesses are appropriate to the area will to an extent depend on which part of Woodplumpton Parish they are in, the rural or suburban part.

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

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

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

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

Evidence

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

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

Proposals for new, or improvements to existing, footpaths, cycle paths and bridleways including signage and provision or upgrading of crossing points will be supported. Developments which increase pedestrian footfall or cycle usage will be expected to include such proposals. New footpaths and cycle paths should be designed, and existing paths upgraded, to a high standard so that they are safe and easy to use. See Design Code, Appendix 1.

Intention

Actively seek & support improvements to highways, pavements & footpaths to promote the safe & efficient movement through & around the Parish

Publicise & promote the use of public rights of way, bridleways & green / open spaces and actively maintain & improve public rights of way, bridleways & green / open spaces

Develop & enhance the individual character of both villages

Justification

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

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

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

Interpretation

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



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

Evidence

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

Policy MOV 2 Promoting Walking and Cycling in New Development

New projects and proposals should encourage walking and cycling, making them safe, easy and attractive choices for getting around for everyone, including people with disabilities, through the design of accesses, routes, roads, pavements, paths, signage, facilities, active frontage and legibility.

New walking and cycling provision should link in with existing walking and cycle routes such as public rights of way within the Parish including the canal tow-path, the Guild Wheel and Lancashire Cycle Network and help create part of a safe route to the local schools.

Links to public transport, schools and shops both in and beyond should be enhanced where possible. Consideration should be given to whether existing footpaths could be enhanced or better maintained including whether they could be upgraded for cycling.

Access to and within sites (pavements, footpaths, cycle routes, bridleways and roads) and parking should be designed to promote ease of movement for users, with priority given to people who are on foot and to people with disabilities and on bicycles.

Intention

Actively seek & support improvements to highways, pavements & footpaths to promote the safe & efficient movement through & around the Parish

Publicise & promote the use of public rights of way, bridleways & green / open spaces and actively maintain & improve public rights of way, bridleways & green / open spaces

Develop & enhance the individual character of both villages

Justification

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

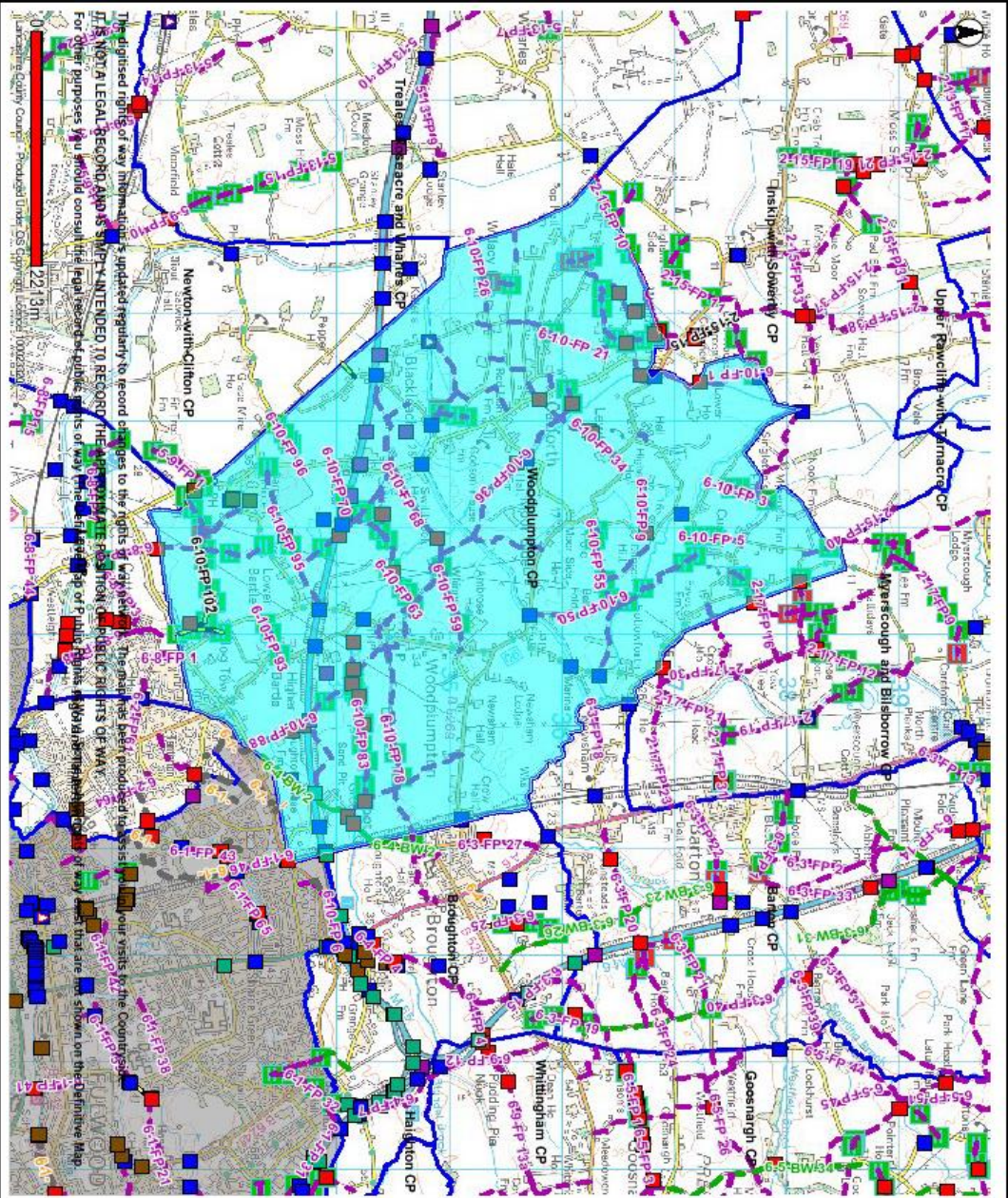
The policy is in line with Local Plan Policy ST2 General Transport Considerations, Core Strategy Policy 3 and the goals and priorities of the Lancashire County Council Local Transport Plan.

Interpretation

Improvements could include:

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

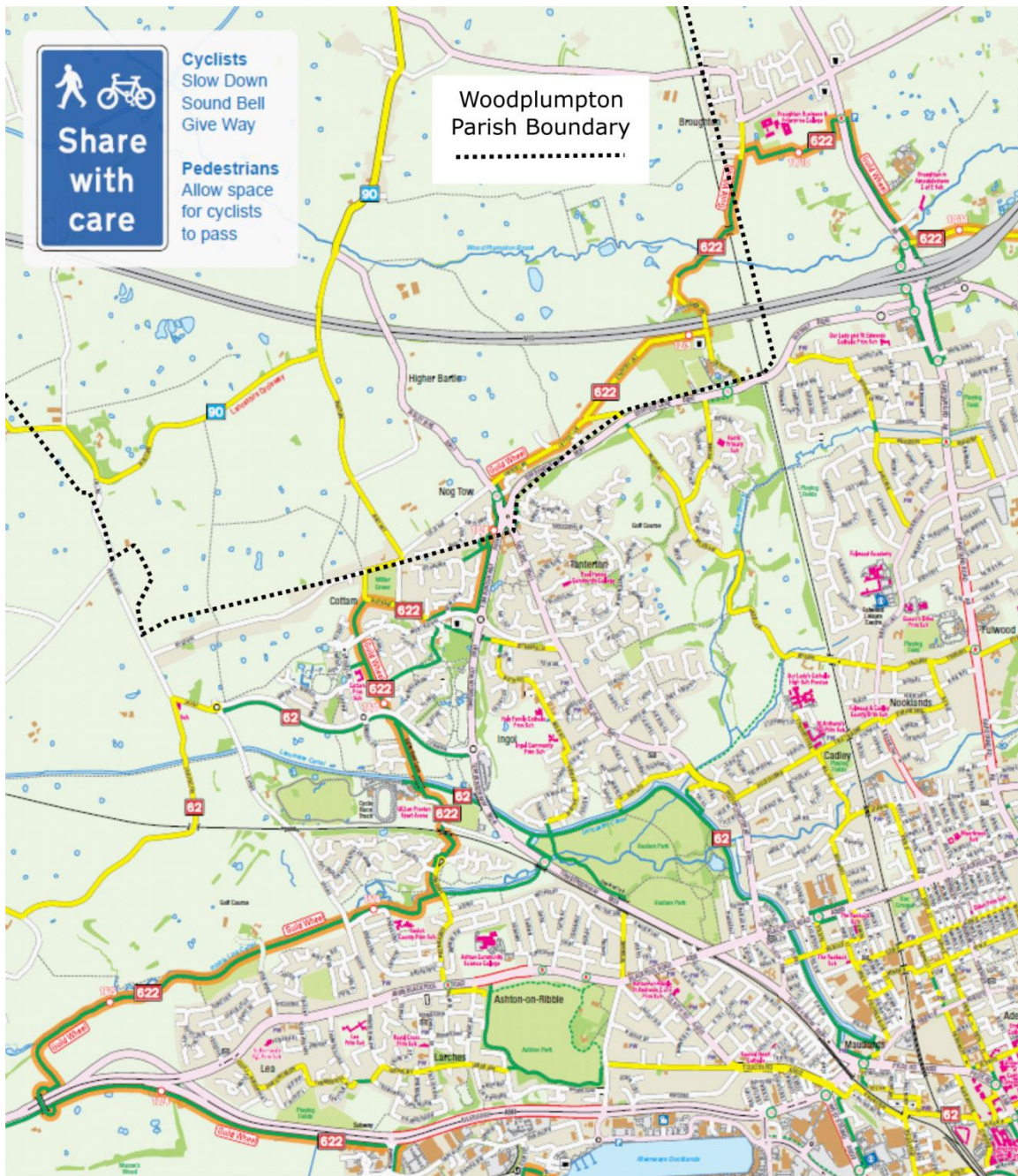
There are existing walking and cycle routes in the area including rights of way within the Parish and the Guild Wheel cycle route, which is a 21 mile cycle route which encircles Preston and passes through the southern part of Woodplumpton Parish.



Woodplumpton Public Rights of Way

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

Rights of Way around Woodplumpton Parish



Guild Wheel Cycle Path (National Cycle Route 622)

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

See also:

Preston City Council's Standing Design Advice Summary

Preston City Council's Design Guide Supplementary Planning Document

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

Evidence

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

Policy ENV 1 Land Use in Rural Woodplumpton

Land currently in use for recreation, landscape, amenity, nature conservation and other rural uses will be protected from inappropriate development which would threaten the integrity of one or more of those uses.

Intention

Develop & enhance the individual character of both villages

Develop & enhance existing (& new where appropriate) open / green spaces

Justification

The countryside in Woodplumpton Parish performs many functions apart from just agriculture for the local and wider community. These cannot be provided within the adjacent urban and suburban areas and therefore are important and are protected.

Interpretation

These functions include rural recreation such as walking, cycling and horse riding, fishing and boating which, while they can also be done in non-rural areas, benefit from a rural setting. The landscape itself is highly valued and the area performs a significant nature conservation function through its wildlife corridors, woodland and other green infrastructure.

Evidence

The Woodplumpton Character Assessment and the Preston Local Plan identify the various functions of the rural landscape with the Local Plan designating certain areas as Wildlife Corridors, Green Infrastructure and Existing Woodland.

Policy ENV 2 Open Landscape Views

1. Open views across the landscape should be protected and enhanced.
2. All development should respect the character and open appearance of the countryside, and in particular the characteristic open views across the countryside.
3. The impact of development on the openness of the countryside should be assessed against the Character Assessment for Woodplumpton.

Intention

Develop & enhance the individual character of both villages

Develop & enhance existing (& new where appropriate) open / green spaces

Justification

The openness of the countryside and views across it are important elements of the character of the Parish and should be protected accordingly.

Interpretation

The Character Assessment includes further detail about views in the area.

Evidence

The Character Assessment documents the importance of these views.

Policy ENV 3 Nature Conservation And Biodiversity

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

- a) Retention of hedgerow field boundary treatments and restoration, where these are fragmented, to improve their landscape condition and contribution while ensuring that they are not allowed to encroach on pavements and obscure traffic sight lines
- b) Retention of existing trees around and within existing and future development and the encouragement of additional planting where appropriate
- c) Promotion of the nature conservation and ecological value of Green Infrastructure, Existing Woodland and Wildlife Corridors as designated in the Preston Local Plan
- d) Retention of historic field patterns wherever possible including any areas of new development
- e) Management of woodland tracts to prevent deterioration
- f) Incorporation and maintenance of hedgerows
- g) Incorporation of new woodland and tree cover within the wider landscape whilst ensuring existing open views are not obscured
- h) Promotion of geo-diversity and biodiversity interests for the former sand extraction site - Bradleys Sand Quarry
- j) Creation of Wildlife Corridors between existing sites of biodiversity
- k) Support for other initiatives which assist in linking biodiversity sites such as land management
- l) Protection and enhancement of surface and ground water quality to comply with the Water Framework Directive in ensuring that development does not cause deterioration in the status of inland waters

2 The potential impacts on any protected species of any development proposal should be taken into account in developer formulation of proposals and opportunities for Biodiversity Net Gain should be identified at an early stage in the design of any proposal and then incorporated as the design of the scheme develops and advice sought from Natural England and Preston City Council.

Intention

Develop & enhance & the individual character of both villages

Develop & enhance existing (& new where appropriate) open / green spaces

Justification

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

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

Interpretation

Local Plan Policies EN2, EN8 and EN10 for Green Infrastructure, Wildlife Corridors and Existing Woodland respective provide further detail of the nature conservation assets of the area.

Any new development should have regard to the latest planning practice guidance on how biodiversity net gain can be achieved as part of the proposed development. An accepted methodology has been developed by Natural England, the DEFRA BIO metric 2.0, which can be applied to assess the baseline range and condition of impacted habitats, and demonstrate how development proposals will achieve net gain.

Evidence

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

SECTION 4 DELIVERY

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

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

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

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

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

APPENDIX 1

DESIGN CODE

CONTENTS

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

1 INTRODUCTION

1.1 PURPOSE OF DESIGN CODE

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

1.2 CHARACTER ASSESSMENT, DESIGN CODE AND NEIGHBOURHOOD PLAN

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

2 GENERAL CODING FOR WHOLE OF WOODPLUMPTON NEIGHBOURHOOD PLAN AREA

2.1 LAYOUT AND BUILDING DESIGN

See also Movement and Legibility p33, Space and Enclosure p35, Adaptability and Resilience p39 and Architecture and Townscape p 43 of Central Lancashire, Design Guide Supplementary Planning Document (SPD)

Block Structure, Natural Surveillance and Active Frontage

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

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

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

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

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

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

Enclosure

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

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

Public/Private Interface and Front Gardens and Defensible Space

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

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

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

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

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



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





Parking

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

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

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

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

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

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

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

Tunnelled Access



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

Building typologies and accessibility to buildings

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

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

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

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

Height/Scale

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

In the rural areas, smaller 2-3 bed semi-detached houses or small terraces are more likely to protect and enhance the rural character than larger detached dwellings although in some cases such as due to plot-size restrictions a small detached may be acceptable.

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

Space Standards

The following is taken from the Nationally Described Space Standards:

The standard requires that:

- a. the dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1 below

- b. a dwelling with two or more bed spaces has at least one double (or twin) bedroom
- c. in order to provide one bed space, a single bedroom has a floor area of at least 7.5 sq m and is at least 2.15m wide
- d. in order to provide two bed spaces, a double (or twin bedroom) has a floor area of at least 11.5 sq m
- e. one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide
- f. any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1 sq m within the Gross Internal Area)
- g. any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all
- h. a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72 sq m in a double bedroom and 0.36 sq m in a single bedroom counts towards the built-in storage requirement
- i. the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area

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

Table 1 - Minimum gross internal floor areas and storage (m²)

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

Building lines and Roof Lines

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

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

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

Roofs and Gables

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

Rhythms

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

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

Windows and Doors

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



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



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

Materials and detailing

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

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

In any new development brick colour/render and roofing materials should be used to reflect existing details. Detailing such as occasional use of patterned

brick work can help define and distinguish various character areas or estates within the suburban area to aid legibility but should be used sparingly so as not to detract from the character of the area.

Examples of different materials and details found in Woodplumpton:



2.2 MOVEMENT

See also Movement and Legibility p33 of Central Lancashire, Design Guide Supplementary Planning Document (SPD)

Walking and Cycling

Pavements can be designed to promote ease of movement through:

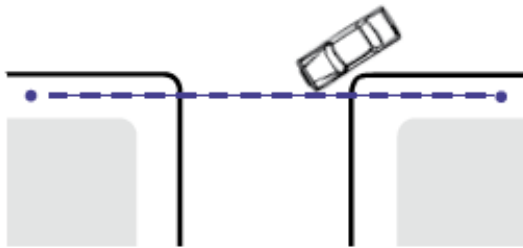
- proper consideration of cross-falls so that pavements are sufficiently level
- design and placement of crossings
- sufficient width to enable people to pass one another comfortably
- appropriate surfacing
- rationalisation of street furniture so as to reduce obstacles
- active building frontages along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

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

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

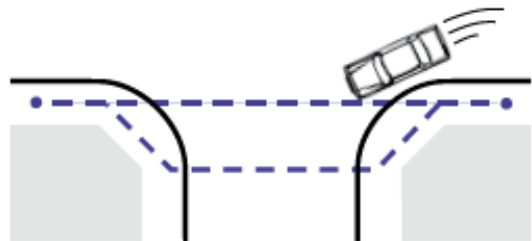
As shown in the diagram below, tighter radii on corners of junctions help pedestrians to follow their desire lines which promotes walking by making it easier, safer and more pleasant. Tighter radii can also slow down traffic turning into roads from speeds of around 20-30 mph to as low as 10-15 mph which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

Small radius (eg. 1 metre)

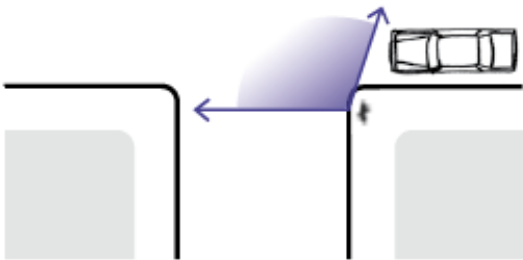


- Pedestrian desire line (---) is maintained.
- Vehicles turn slowly (10 mph – 15 mph).

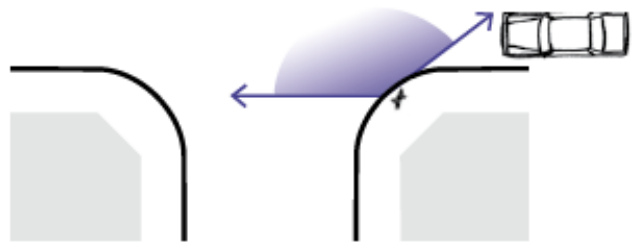
Large radius (eg. 7 metres)



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



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



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

Figure 6.3 The effects of corner radii on pedestrians.

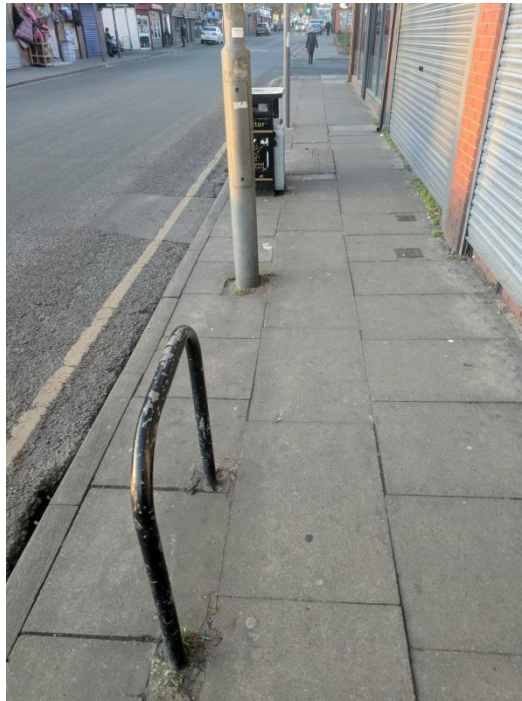
Source: Manual For Streets

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

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

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

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



Legibility (or wayfinding)

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

There are no clear edges as the suburban fringe is currently shifting with the growth in North West Preston. It will eventually reach the motorway and that will create a clearer edge although, even there, the landscaping along the motorway may prevent a hard edge.

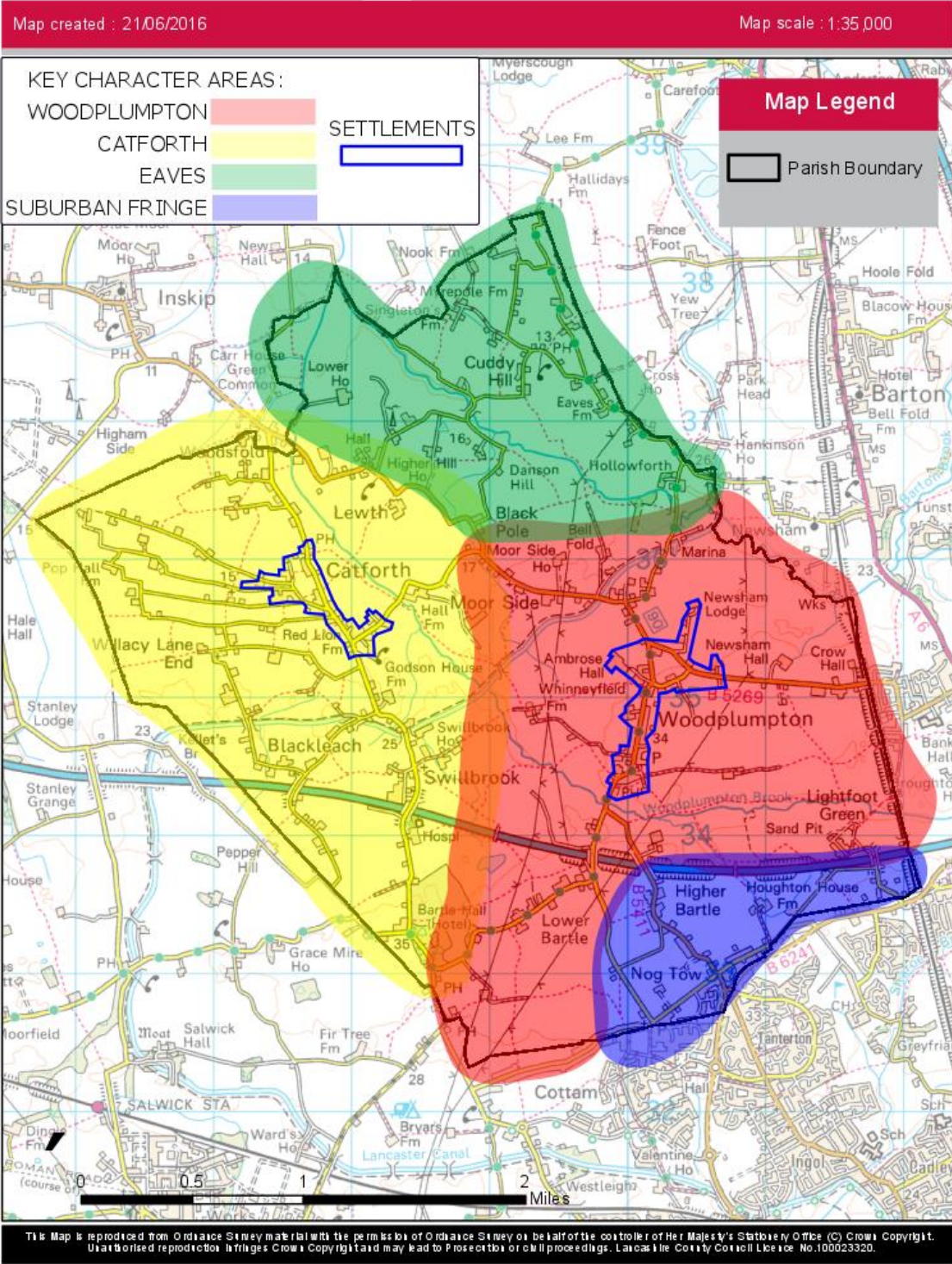
There are a number of small landmarks in the area mainly due to their prominent positions and appearance rather than size and they are detailed in the Character Assessment. Views of them should be kept and new landmark buildings could be created in new developments especially the main and smaller centres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

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

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

CHARACTER AREAS

Woodplumpton



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

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

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

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

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

Mix of uses

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

2.3 BIODIVERSITY, LANDSCAPING AND GREENSPACE

See also Space and Enclosure p35, Resources and Efficiency p41 and Architecture and Townscape p43 of Central Lancashire, Design Guide Supplementary Planning Document (SPD)

Landscaping and Green Space

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

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

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

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

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

Nature Conservation

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

APPENDIX 2 SCHEDULE OF EVIDENCE

Woodplumpton Character Assessment

<https://www.woodplumptonparish.org/>

Woodplumpton Parish Plan

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

Central Lancashire Core Strategy Monitoring Report

<https://www.preston.gov.uk/article/1723/Monitoring>

APPENDIX 3 LOCALISM ACT AND NEIGHBOURHOOD PLANNING

What is a Neighbourhood Plan?

Neighbourhood Development Plans were introduced in the 2011 Localism Act.

The National Planning Policy Framework (February 2019) states:

29 Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies¹⁶.

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

37. Neighbourhood plans must meet certain 'basic conditions' and other legal requirements²¹ before they can come into force. These are tested through an independent examination before the neighbourhood plan may proceed to referendum.

65. Strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations³⁰. Once the strategic policies have been adopted, these figures should not need re-testing at the neighbourhood plan examination, unless there has been a significant change in circumstances that affects the requirement.

66. Where it is not possible to provide a requirement figure for a neighbourhood area, the local planning authority should provide an indicative figure, if requested

to do so by the neighbourhood planning body. This figure should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority.

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

APPENDIX 4 HOW WOODPLUMPTON PARISH COUNCIL PREPARED THEIR PLAN

Plan Preparation

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

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

Strategic Environmental Assessment/Habitats Directives

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

Community Engagement

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

Before the Plan could be submitted to Preston City Council, the Parish were required to undertake a statutory 6-week consultation on the “pre-submission consultation draft Plan” known as Regulation14 engagement.

Appendix 4 How Woodplumpton Parish Council Prepared their Plan

The Regulation14 engagement ran from 14th September 2020 for a period of 6 weeks – ending on the 23rd October 2020

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

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

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

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

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

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

Preston City Council
Lancashire County Council

Highways Agency

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

United Utilities

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

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

Appendix 4 How Woodplumpton Parish Council Prepared their Plan

Local Authority Engagement

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

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

Area Designation

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

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

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

Policy Development

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

APPENDIX 5 BIBLIOGRAPHY/REFERENCES

Central Lancashire Cores Strategy

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Central Lancashire Affordable Housing Supplementary Planning Document

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Preston City Council Design Supplementary Planning Document

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

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

Preston City Council's Design Guide Supplementary Planning Document

Design Council's Building for Life

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

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

[https://www.preston.gov.uk/media/2467/Standing-Design-Advice-Summary-V4/pdf/Standing_Design_Advice_Summary_v4_-_Dec_20192.pdf?
m=637116685738130000](https://www.preston.gov.uk/media/2467/Standing-Design-Advice-Summary-V4/pdf/Standing_Design_Advice_Summary_v4_-_Dec_20192.pdf?m=637116685738130000)

APPENDIX 6 GLOSSARY OF TERMS

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

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

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

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

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

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

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

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

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

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

Neighbourhood Plan The Woodplumpton Parish Neighbourhood Plan.

NPPF The National Planning Policy Framework

NPPG The National Planning Practice Guidance

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

Parish Council Woodplumpton Parish Council.

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

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

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

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

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

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