

Wennington
Neighbourhood Development Plan (NDP)
2017 - 2031
Issues and Options



Public Consultation
Autumn 2017



Prepared by The Neighbourhood Plan Sub Group (NPSG) on behalf of the Parish Council

With the assistance of



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Public Consultation

Welcome to the Wennington Neighbourhood Development Plan (NDP) Issues and Options document which is published for informal public consultation until 13th November 2017.

Public consultation is a very important part of preparing NDPs and this is the first of several opportunities for people to have their say on the emerging Plan document. A NDP gives local residents more say in the planning process, and the document as a whole should reflect the priorities and concerns of Wennington people.

This Issues and Options document has been prepared by the Neighbourhood Plan Sub Group (NPSG) of local residents and parish councillors, as a first step in the process of writing a Neighbourhood Plan for the Parish. The document sets out the key planning issues identified so far by the Sub Group, and some possible draft planning policies for addressing these issues.

We need to know if the main issues are covered, or if there is anything important that we have missed. We also need to know your thoughts about the emerging draft planning policies – will they help to guide new development in a positive way to ensure that changes are sensitive to Wennington's attractive rural character and setting? Or are some policies unnecessary?

You can find out more and comment on the document on the following ways:

- Come along to our open public event **Saturday 28th October 2017**
 - **Melling Institute, 10am until 3pm**
- Download the document from the NDP website
<https://wenningtonparishcouncil.wordpress.com/planning/>
- Contact Richard Gargini to borrow a hard copy of the document
- Please return any comments in writing / email or, preferably, by using our '**Issues and Options - Comments Form**', by Monday 13th November 2017, to:
 - Richard Gargini, NDP Project Manager, The Old Smithy, Wennington, LA2 8NU

Thank you for your time and interest.

All responses will be considered very carefully by the NPSG and used to inform the Draft NDP which will be published for further informal consultation in early 2018.

1.0 What is a Neighbourhood Development Plan (NDP)?



Wenningdale - An example of recent residential development

- 1.1 Neighbourhood Development Plans (NDPs) are a new type of planning policy document, prepared by parish councils and some other bodies, to guide new development within a defined area, such as a parish. They are used alongside local authority (here, Lancaster City Council) and national planning policy documents, to help determine planning applications. NDPs are powerful tools and present significant opportunities for local people to have a real say in how, and where, development should happen within their local area.
- 1.2 A NDP can cover a range of planning related issues, or just have one, single policy. This document has been prepared as a first step in setting out the proposed scope and range of planning issues the Wennington NDP could cover, and possible options for policies to address these issues.
- 1.3 NDPs cannot be prepared in isolation and all NDP planning policies and proposals have to be underpinned by a clear and robust evidence base of local opinion and technical resources.
- 1.4 Overall the Plan has to meet a set of “basic conditions” set out in national guidance and these will be tested through an examination at the end of the process. The basic conditions include the requirement that NDPs have to be in general conformity with local strategic planning policies. The local strategic planning policies are set out in the Lancaster Core Strategy 2003 – 2021 and Saved Policies from the Lancaster City Local Plan 2008. The NDP also has to take into account the emerging new Local Plan for Lancaster City 2011 – 2031, Part One: Strategic Policies and Land Allocations DPD and Part Two: Review of Development Management DPD.¹
- 1.5 NDPs also are required to have regard to national planning policy (National Planning Policy Framework NPPF, 2012² and other guidance) and to comply with European (including Environmental) Regulations.
- 1.6 Preparing a NDP is therefore a complex and lengthy process. The main steps are set out in Figure 1.

¹ See <http://www.lancaster.gov.uk/planning/planning-policy/about-the-local-plan>

² <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

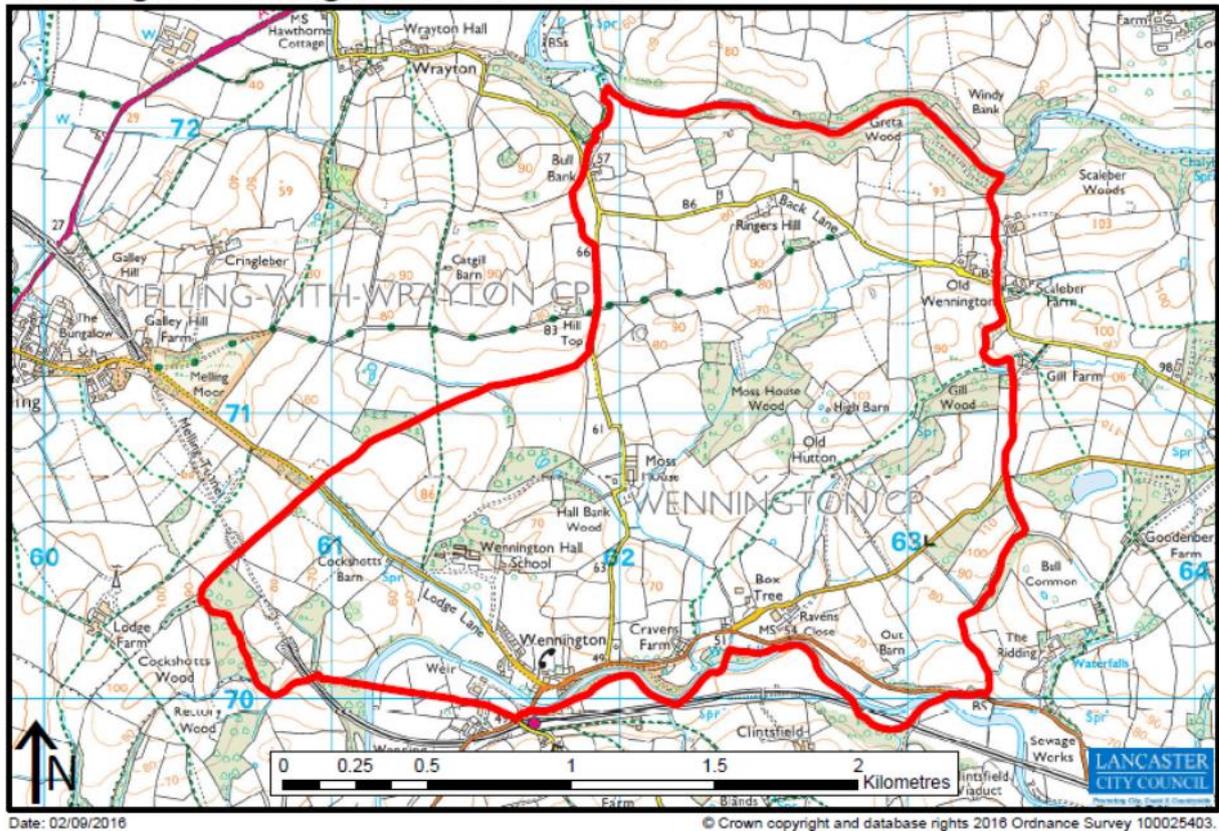
Figure 1 NDP Process

- 1.7 We are hoping to have a First Draft NDP ready for further informal consultation early 2018, and then to finalise our Wennington Draft NDP for the required 6 weeks' formal consultation in Spring / Summer 2018. Following this, the Plan will be further revised, and submitted to Lancaster City Council, who will check it and publish it for another 6 weeks consultation.
- 1.8 The Plan then will be examined by an independent Examiner, who is likely to recommend further changes before the Plan is subjected to a local Referendum within the Parish. If there is a majority Yes vote (50% of turnout + 1), the Plan will be made by Lancaster City Council and used to help determine planning applications alongside Lancaster's own planning policies and national policy.
- 1.9 There are therefore several stages of public consultation and engagement throughout the process, and the Plan can only be made if, at the very end, local people support it.
- 1.10 We hope to achieve all this, and have a Plan in place by the end of 2018 or early 2019. We need your help and ideas to do this.

2.0 A NDP for Wennington

Map 1 Wennington Parish and NDP Area

Wennington CP Neighbourhood Plan Area



Wennington Parish

- 2.1 The Parish of Wennington is about 12 miles north east of the City of Lancaster within Lancaster City Council. The area shares an eastern border with North Yorkshire (Craven District) and lies just to the north of the Forest of Bowland AONB. The Parish is very rural in character and comprises the small village of Wennington and a number of scattered farms and individual dwellings in open countryside. The Parish extends across 395 hectares and had a population of 178 recorded in the 2011 Census. Today there are around 54 households.
- 2.2 The Parish does not have a village hall, church or public house. Wennington rail station lies just outside the Parish with services to Morecambe and Leeds. The River Wenning runs east / west along the southern boundary and the Parish has many natural environmental assets including wildlife sites and ancient woodlands. A small corner in the south east of the Parish lies just within the Forest of Bowland AONB. Built heritage assets include a conservation area and 9 listed buildings including Wennington Hall School. Most buildings are constructed of traditional local materials, and the Parish has a distinctive and very attractive rural character typical of the Lune Valley area of Lancashire.

Neighbourhood Area Designation

- 2.3 Work began on the NDP for Wennington in June 2016 when the Parish Council made the decision to prepare a Plan. The Parish Council submitted an application to Lancaster City

Council on 13th September 2016 to designate the neighbourhood plan area covering the whole of the Parish (see Map 1). Following consultation on the application for 4 weeks from 26th September 2016 to 24th October 2016, the City Council approved the designation on 24th November 2016.

- 2.4 The Neighbourhood Plan Sub Group (NPSG) of local residents and parish councillors was set up and met for the first time in August 2016. The Sub Group meets approximately every month to two months to oversee the preparation of the NDP on behalf of the Parish Council. NDP progress is a standing agenda item at all Parish Council meetings and all Parish Council meetings are open to the public.
- 2.5 A dedicated web page for the NDP is available on the Parish Council website – see <https://wenningtonparishcouncil.wordpress.com/planning/>. The website includes minutes of the NPSG meetings, background documents / evidence for the NDP and links to other useful sites.

Community Engagement Event

- 2.6 An initial Community Engagement Event was held on Saturday 18th February 2017. Around 30 people came along to express their thoughts and suggestions regarding the future development of Wennington. All the information gathered during the engagement event is published on the website and is provided in Appendix I.

Housing Needs Survey

- 2.7 As a first step in preparing local evidence to support the NDP, a local Housing Needs Survey was undertaken of all 54 Wennington households in June 2017. 37 questionnaires were returned (and a further one came in after the closing date) and these provided information about the age range of residents, occupations, types of development that would be supported and future housing needs. A summary of the Key Findings is provided in Appendix II and the full data set and analysis can be accessed via the Parish Council website: <https://wenningtonparishcouncil.files.wordpress.com/2015/07/hns-analysis.pdf>. There was support for barn conversions and limited development on brownfield sites along with concerns that development should not take place in areas at risk of flooding. Overall the responses to the survey demonstrated that there is no immediate requirement for the NDP to identify a site for local needs or affordable housing.

Issues and Options

- 2.8 The NPSG prepared this Issues and Options document during the summer of 2017. The document identifies the proposed range and scope of the Draft NDP and is published for public consultation with local residents and stakeholders. The results of the public consultation will inform the next version of the NDP – the Draft Plan.

3.0 Draft Vision Statement and Objectives

3.1 The NPSG has prepared the following Draft Vision and Objectives for the NDP.

Q1. Please let us know if you agree with them or have any comments about them.

Vision Statement (2017 – 2037)

Our vision for Wennington is one of a strong, cohesive and forward looking community. A community in which the natural landscape and rural character is celebrated and conserved. A community that will, in response to the needs of our residents, organically grow and develop in a sensitive and sustainable manner.

Objectives

In order to achieve our Vision the Neighbourhood Plan will work to the following objectives:

Objective 1 – To protect and enhance the beautiful and natural landscape, biodiversity and rural heritage for current and future generations.

Objective 2 – To support incremental housing development which meets identified local needs.

Objective 3 – To ensure all new developments are designed and built to fit naturally and sensitively within and alongside the existing built environment.

Objective 4 – To ensure that all new developments are accompanied by necessary infrastructure requirements.

Objective 5 – To protect and maintain the Parish greens and woodlands as a valued and open resource for local residents and visitors to the Parish.

Objective 6 – To support and promote the rural economy including increased home working opportunities provided by our world class broadband infrastructure.

4.0 The Natural Environment



Wennington Hall School taken from Old Moor Road

- 4.1 The Parish of Wennington is located in the greater Lune Valley and hosts two tributaries of the Lune, the Wenning and the Greta, within its boundaries. The Parish lies immediately north of the Forest of Bowland AONB and contains several designated ancient woodlands and a number of other non-statutory wildlife sites. It is predominantly rural in character and is used mainly for agriculture. In consequence the Parish enjoys a wide variety of flora and fauna, a feature that is recognised and valued by the residents.
- 4.2 Visitors to Wennington will travel by rail or road alongside woodland and open fields, bounded by stonewalls and hedgerows, and will enjoy a rolling landscape.

Wildlife Sites

- 4.3 The boundaries of the Neighbourhood Plan area include several non-statutory wildlife sites. The woodlands are a particularly valuable asset with several being classified as Ancient Woodland. They include:
- Cockshotts Wood,
 - Clintfield Woods,
 - Greta Wood and
 - Windy Bank Wood.
- 4.4 These sites meet the Biological Heritage Sites (BHS) selection guidelines for sites included on the Lancashire Inventory of Ancient Woodland which support semi-natural woodland

vegetation. The Greta Wood and Windy Bank Wood also satisfy the guidelines for supporting flowering plants and ferns, and Mosses and Liverworts.

- 4.5 There are also several other non-statutory wildlife sites in Wennington including the following:
- Old Wennington Mire, (Swamp and Fen semi-natural woodland)
 - Gill Wood, and Moss House and Shaw Woods (ancient in origin)
 - Bull Bank Meadow (Old established semi-natural grassland)
 - River Greta (The site meets the BHS selection guidelines for rivers and streams).

Map 2 Local Wildlife Sites



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Habitats

- 4.6 Whilst the Wennington Plan area is predominantly agriculturally-improved grassland the area also supports a variety of habitat types including semi natural broadleaved woodland, plantation woodland, hedgerows with and without trees, amenity grasslands, poor semi-improved grassland, neutral grassland, bog/mire and running water. Some of the habitat types in the Plan area are Habitats of Principal Importance in England and these include:

- Lowland fens
- Lowland meadow
- Lowland mixed deciduous woodland
- Ponds.

Rivers

- 4.7 The Rivers Wenning and Greta, both of which are relatively fast flowing, provide the main drainage channels for much of the southern and western areas of the Forest of Bowland Area of Outstanding Natural Beauty (AONB). Both comply with the EU Water Quality Framework criteria being classed as good, with the physical and chemical characteristics being classed as high. The Environment Agency has no quality issues with either river and consequently the frequency of sampling has been reduced in recent years particularly in the light of financial cutbacks.

Species

- 4.8 The Plan area also supports a variety of species including birds, bryophytes (mosses and liverworts), flowering plants, invertebrates—especially moths, and mammals. The following species are Species of Principal Importance in England as listed in Section 41 of the NERC Act 2006:-

Brown Hare	Lapwing
Brown Long-eared Bat	Lesser Redpoll
Buff Ermine Moth	Cinnabar Moth
Curlew	Reed Bunting
Ghost Moth	Skylark
House sparrow	Spotted Flycatcher
Wood Warbler	

In addition the following species are regularly seen in the Plan area:-

Barn Owl	Buzzard
Tawny Owl	House Martin
Little Owl	Swallow
Roe Deer	Kingfisher

As far as river life is concerned the following species are frequently seen:-

Brown Trout	River Lamprey
Sea Trout	Caddis Fly
Salmon	Otter
Bullhead	
Stoneloach	

Proposed Policy 1 – Protecting and Enhancing Local Wildlife

Development proposals that impact on local wildlife sites and habitats identified on Map 2 should demonstrate how biodiversity will be protected and enhanced.

Landscaping schemes should include wildlife enhancements wherever possible, for example incorporating ponds, and planting woodland and hedgerows using locally appropriate native species. Buildings should incorporate roosting opportunities for bats and install bird nest boxes. Lighting schemes should be designed sensitively to reduce

any adverse impacts on wildlife and to protect the dark skies which are characteristic of this rural area.

Policy Options:

Option 1:

Q2. Should Wennington NDP include a planning policy to protect local wildlife?

Q3. If Yes, is there anything else that we should include in the policy or supporting / background information?

Option 2:

Q4. Should the NDP be silent on wildlife and leave such policies to Lancaster DC?

Lancaster Planning Policies

Local Plan Document	Relevant Policies
Lancaster City Council Core Strategy 2003 - 2021 Adopted 2008	Policy SC1 Sustainable Development Policy E1 Environmental Capital
Lancaster District Local Plan 2008 (Saved Policies)	Policy E12 Protecting Wildlife and Habitats Policy E13 Trees and woodland Policy E17 Sites of County Conservation Importance
A Local Plan for Lancaster District 2011-2031 Development Management DPD Adopted December 2014	Policy DM27: Protection & Enhancement of Biodiversity Policy DM29: Protection of Trees, Hedgerows & Woodland
A Local Plan for Lancaster District 2011-2031 Part One: Strategic Policies and Land Allocations DPD Consultation Draft January 2017	Policy SP9 Protecting the Natural Environment
A Local Plan for Lancaster District 2011 - 2031 Part Two: Review of the Development Management DPD Consultation Draft January 2017	Policy DM26: Key Design Principles - Environmental Considerations Policy DM40: The Protection and Enhancement of Biodiversity Policy DM41: Protection of Trees, Hedgerows and Woodland

Landscape Character

- 4.9 Wennington Parish lies within Natural England's National Character Area (NCA) 33 Bowland Fringe and Pendle Hill³ which is described as an undulating, rolling landscape with local variation created by numerous river valleys and moorland outliers. On the northern edge of the area, drumlins are characteristic and semi natural woodland occurs in the main valley bottoms, dominated by oak, ash and alder. Fields are small to medium sized and defined by hedgerows and drystone walls. At a more local level the Landscape Character Assessment for Lancashire 2000⁴ identifies the Parish as lying within Landscape Character Area 13 Drumlin Field. This is described as following:

"This distinctive landscape type is characterised by a 'field' of rolling drumlins. The consistent orientation of the hills gives the landscape a uniform grain, which is sometimes difficult to appreciate from within the field. The regular green hillocks are between about 100m and 200m high with steep sides and broad rounded tops. However, there are often solid rock outcrops within the field where the underlying bedrock is exposed, for example the reef knolls in the Kellet area which have been quarried for limestone. The more elevated gritstone outcrops are sometimes covered in moor, for example at Docker Moor.

Pasture predominates and fields are bounded by clipped hedges or, more often, stone walls, which rise up over the hillocks accentuating the relief of the hills. Ridge and furrow patterns on drumlin sides reflect historic land uses. Narrow streams wind through the drumlins draining the field. Small mixed woodlands and the many designed landscapes associated with large country houses, for example Coniston Hall and Broughton Hall contribute to the rural wooded character.

Major roads often cross or skirt the edge of the drumlin fields; settlement is dispersed, with small hamlets and farmsteads in sheltered sites on the mid-slope of the drumlins."

- 4.10 The NDP has a role in protecting and enhancing the landscape character of Wennington Parish in terms of the distinctive local features that are highly valued by residents and visitors. The NPSG has identified several significant landscape features which contribute to the Parish's identity and which should be protected when planning proposals come forward.
- 4.11 Wennington village is an essentially agricultural settlement of long standing. The Parish is characterised by a number of ancient woodlands, well-trodden paths, long established hedge rows and stonewalls. Buildings in the village and wider Parish have been developed over a long period of time and there are a number of historic buildings (including one dating from 1684). This has resulted in a fairly dispersed form of settlement pattern with individual buildings scattered across a wide area.

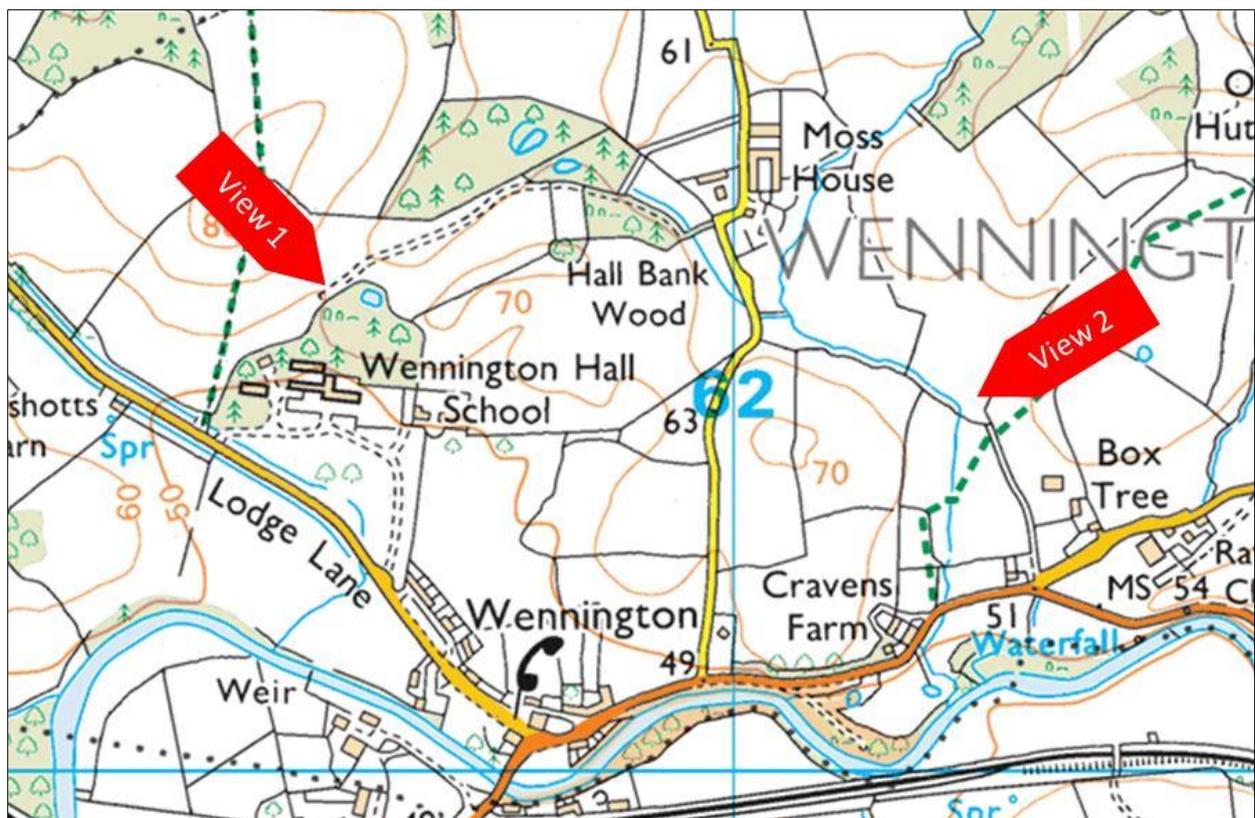
³ <http://publications.naturalengland.org.uk/publication/3522238?category=587130>

⁴ <http://www.lancashire.gov.uk/media/152743/strategy.pdf>

Significant Views from Public Footpaths

4.12 Wennington is low-lying relative to its immediate surroundings. It has two public footpaths. The most accessible path is on the Melling side of Wennington Hall School. It is much as it was in 1859, when the Saunders family diverted the then existing path beyond the estate boundaries. It rises high and proceeds to the Melling-Old Wennington track, affording spectacular long view of the area, with the village barely visible in the undulating folds of the landscape (View 1). The other footpath is located at the side of Sunningdale and rises high over the Haweswater-Thirlmere pipe line and likewise, affords pleasant long views of the village and surrounding areas (View 2). These views are shown on Map 3 below.

Map 3 Significant Views from Public Footpaths



View 1: From Public Footpath Looking South East Down Towards Wennington Village**View 2: From Public Footpath Looking South West Towards Wennington Village****Hedgerows**

- 4.13 The village has plentiful hawthorn/hazel hedgerows. Apart from the fields in the area which are delineated mainly by hedgerows, the bulk of the 'single' track road from Spout Lane to Wrayton enjoys well preserved and well maintained hedges on both sides. These hedges are primarily composed of hawthorn which is enhanced by a considerable variety of other plants. Given the number of woody species in these hedges, they are, on Hooper's rule⁵, of a considerable age. An OS map of the village dating from 1842 reveals much the same

⁵ According to this rule, the number of woody species (excluding ivy) in a 30 yard length of hedge is equivalent to the age of the hedge in centuries.

configuration of fields and lanes with ‘hedge’ symbols⁶. Given the low lying location of Wennington and its vulnerability to surface water at times of heavy rainfall, (see Section 8.0 Flooding below) this feature of the area is fortuitous. Hedgerows, apart from reducing wind and water erosion, are crucial in providing sustainable drainage and reducing the speed of water ‘run-off’, in the periods of heavy rainfall. In addition, this interlinking network of field and road hedgerows provides an important habitat for wildlife (see Habitats paragraph 4.6 above).

4.14 A Survey of the hedgerow species, from Spout Lane to Moss Farm, was conducted for the purposes of this plan and revealed the following:

Location	Species
On each side of the lane, predominant species	Common Hazel (<i>Corylus avellana</i>) Hawthorn (<i>Crataegus monogyna</i>)
Other species, intermittent:	Blackthorn (<i>Prunus spinosa</i>) Common Ash (<i>Fraxinus excelsior</i>) Common Beech (<i>Fagus Sylvaticus</i>) Elder (<i>Sambucus nigra</i>) English Elm (<i>Ulmus procera</i>) English Oak (<i>Quercus robur</i>) Field maple (<i>Acer campestre</i>) Goat Willow (<i>Salix capria</i>) Gelder Rose (<i>Viburnum opulus</i>) Holly (<i>Ilex aquifolium</i>) Sycamore (<i>Acer pseudoplatanus</i>)
Climbers, found intermittently:	Blackberry (<i>Rubus fruticosus</i>) Dog Rose (<i>Rosa canina</i>) Honeysuckle <i>Lonicera periclymenum</i>) Ivy (<i>Hedera helix</i>)
Hedge bottoms	A rich mixture of grasses, ferns and wild flowers. None are particularly rare, but they provide cover and food for insects, small mammals and reptiles.
Trees incorporated into hedgerows:	Common Ash, Common Beech, English Elm, English Oak, Various stages of maturity.

Dry Stone Walls and Lane Banks

4.15 Dry stone walls should not only be valued as landscape features but also serve to support wildlife. Much of Wennington’s wildlife is restricted to wildlife sties which consist largely of

⁶ <http://maps.nls.uk/os/Ginch-england-and-wales/index.html>

natural habitats and it is held by experts that walls are valuable corridors because they link habitats. Conservation is keenly supported by the residents of Wennington and any application for new build must take into account the wildlife heritage of dry stone walls which are as important as hedgerows to the character of our countryside

Proposed Policy 2 – Protecting and Enhancing Local Landscape Character

Development proposals will be required to demonstrate how siting and design have taken into consideration local landscape character.

Outside the village, the Parish’s dispersed settlement pattern should be maintained, and any new rural buildings should be located on sheltered sites on the mid slopes of drumlins, below the skyline.

Significant Views

Development proposals should respect the identified Significant Views on Map 3 which are locally valued and which make an important contribution to the neighbourhood area’s landscape character.

Where a development proposal impacts on an identified Significant View, a Landscape and Visual Impact Assessment or similar study should be carried out to ensure that scheme is designed and sited sensitively and appropriately.

Hedgerows and Dry Stone Walls

Existing field boundaries such as hedgerows, dry stone walls and lane banks are important local landscape features and should be protected.

Policy Options:

Option 1:

Q5. Should Wennington NDP include a planning policy to protect local landscape character?

Q6. If Yes, is there anything else that we should include in the policy or supporting information (eg other important local views or landscape features?)

Option 2:

Q7. Should the NDP be silent on landscape character and leave such policies to Lancaster DC?

Lancaster Planning Policies

Document	Policies
Lancaster City Council Core Strategy 2003 - 2021 Adopted 2008	Policy E1 Environmental Capital
Lancaster District Local Plan 2008 (Saved Policies)	Policy E3 Policy E4
A Local Plan for Lancaster District 2011-2031 Development Management DPD Adopted December 2014	Policy DM28: Development & Landscape Impact
A Local Plan for Lancaster District 2011 - 2031 Part One: Strategic Policies and Land Allocations DPD Consultation Draft January 2017	Policy SP9 P8: Maintaining Lancaster District's Unique Character Policy EN5: The Open Countryside
A Local Plan for Lancaster District 2011 - 2031 Part Two: Review of the Development Management DPD Consultation Draft January 2017	Policy DM42: Development and Landscape Impact

5.0 Built Environment and Housing



The 'Crazy Cow' complex which was re-developed in 2006 (see 5.5 below)

Wennington's Built Character

- 5.1 The Parish of Wennington is characterised by both domestic and agricultural buildings constructed of local stone and slate/stone roofs. The building stone is particularly strong and hard local sandstone of middle Carboniferous age (some 300+ million years old) which is very resistant to weathering. Its strength derives from the minerals which were deposited between the sand grains during its formation and which subsequently cemented the grains together. The original roofing was of local flagstones – thinly bedded sandstones which split easily – but in most cases these have been replaced, usually by slate, though a few examples still remain. More modern houses have mostly been faced with similar sandstone to blend in with the older dwellings.
- 5.2 Buildings in the village are largely concentrated around the village green areas in the centre of the village, and consist mainly of a mix of detached and terraced properties with garden areas.
- 5.3 The clustered form of properties set around the village green is illustrated in the following photos.



Clustered form of buildings around the village green and centre

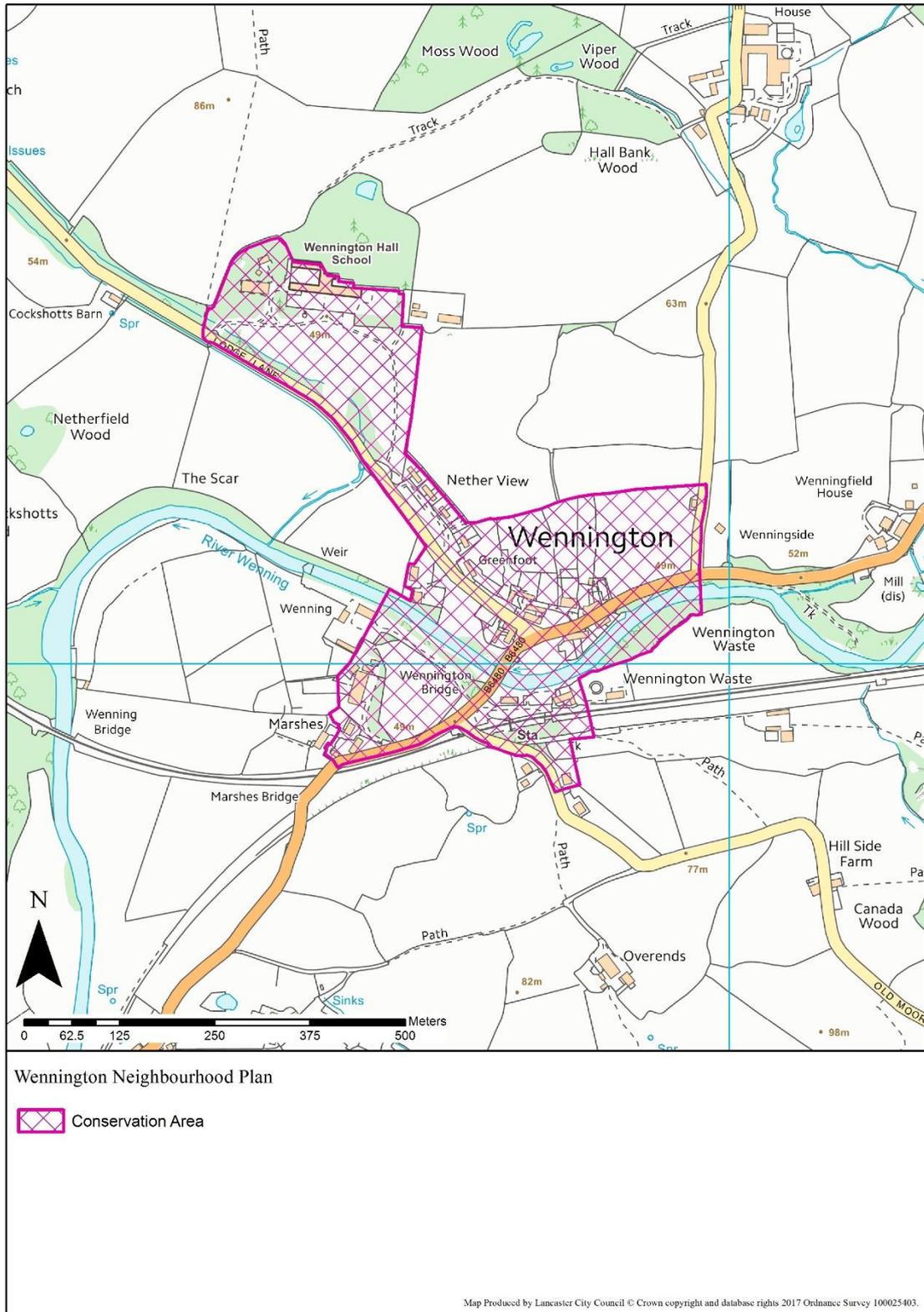
- 5.4 The housing is predominantly historic in character, the earliest dating from the late 17th century. Date stones are provided above the front door on some properties – see photos below.



Some of the older date stones in the older date stones in the Parish

- 5.5 In terms of more recent development, a single new build property was recently completed in 2017 (Wenningdale), and restoration and reconfiguration of the largest single building (The Crazy Cow) in the village centre into several separate residences was completed in 2006.
- 5.6 The centre of the village is a designated conservation area. The extent of the conservation area is shown on Map 4 below. It is hoped that Lancaster City Council will be undertaking a conservation area appraisal during the period of preparation of the NDP, and if this work is completed the information could be used to inform a design policy in the Wennington Neighbourhood Plan.

Map 4 Wennington Conservation Area



- 5.7 There are a series of eight semi-detached residences set back from one of the village greens. These differ from the other properties by their original construction. Known as 'Airey' houses (see picture), they are a post-war prefabricated concrete structure formed from closely spaced storey-height columns of steel tube reinforced concrete columns to which thin concrete cladding panels are fastened with copper wire. Formerly council housing they are all now in private ownership. One of the houses remains in its original form whereas all the others have since been modified to include rendered walls.



The only original 'Airey' house in Wennington (right). The house next door has since been renovated.

- 5.8 Buildings are predominantly of two storeys, with a smaller number of single storey dwellings. The largest single building in the village centre is three storeys.
- 5.9 There are two identified properties that are currently disused / uninhabited within the neighbourhood, both privately owned, the former Village Hall and Moss House Mill.



Former Village Hall



Moss House Mill

5.10 In the wider rural area there are several farmsteads, constructed of stone and slate/stone roofs, but with some additional modern farm buildings. There have been several residential conversions from some former agricultural buildings (barns) or from a larger single property. In addition, there are a number of current barns with planning permission for development into residential dwellings (for instance at Ravensclose, Lodge Lane and Back Lane).



Ravensclose



Lodge Lane



Back Lane

5.11 Wennington Hall School, the largest property within the neighbourhood, retains its character and dominance in appearance as a grand residence. The building is Grade II listed. There are records of possession of the manor and estate dating to before the time of Edward II (1307) and the main building has undergone many changes over the centuries. Much of it was rebuilt in the Tudor style in 1856.



Wennington Hall School

Today the building is used as Lancashire Education Authority administered day and residential school.

5.12 In total there are nine Listed Buildings in the Parish – all Grade II. In addition to Wennington Hall School these include the Former Corn, Saw Mill and Cattle Pens at Moss House, Wennington Bridge, Pinfold on North East Side of Wennington Bridge, ‘Beckside’ at Old

Wennington, Boundary Stone, Oak Cottage (B6480) and Garden Cottage and Former Barn adjoining at The Green.



Pound on North East Side of Wennington Bridge



Wennington Bridge



Boundary Stone

- 5.13 There is also a plague stone on Spout Lane, which can only just be made out due to the heavy covering of moss. During the mid-17th Century, these plague stones would typically be filled with vinegar in order to disinfect coins left as payments for goods.



Plague Stone, Spout Lane

- 5.14 Bearing in mind the distinctive and historic character of Wennington village and the wider rural area, new development and conversions of existing buildings should be sympathetic in

terms of scale, height and materials. Contemporary designs in new buildings would be supported, providing due regard was made to the local context and setting.

Proposed Policy 3 – Encouraging Good Design

Development proposals for new buildings, extensions and conversions of existing buildings will be supported where:

- 1. Designs enhance and reinforce the local distinctive character and historic context of Wennington. New buildings and extensions should be of a scale and height which respond to the characteristics of the site and its setting; and**
- 2. A consistent design approach is used in the choice of materials, fenestration and the roofline. Materials should be chosen to complement the design of a development and add to the quality or character of the surrounding environment. Where possible locally appropriate materials should be used such as local sandstone for elevations, and split stone flag stones and slate for roofing; and**
- 3. Contemporary designs contribute positively towards the visual interest of the local street scene. Such proposals are encouraged to use high quality traditional materials such as local stone in innovative ways.**

Policy Options:

Option 1:

Q8. Should Wennington NDP include a planning policy to encourage good design?

Q9. If Yes, is there anything else that we should include in the policy or supporting information?

Option 2:

Q10. Should the NDP be silent on design and leave such policies to Lancaster DC?

Lancaster Planning Policies

Document	Policies
Lancaster City Council Core Strategy 2003 - 2021 Adopted 2008	Policy SC5 Achieving Quality in Design Policy E1 Environmental Capital
Lancaster District Local Plan 2008 (Saved Policies)	Policy H12 Layout, Design and the Use of Materials Policy E35 Conservation Areas and their Surroundings
A Local Plan for Lancaster District 2011-2031 Development Management DPD	Policy DM35: Key Design Principles

Adopted December 2014	
A Local Plan for Lancaster District 2011 - 2031 Part One: Strategic Policies and Land Allocations DPD Consultation Draft January 2017	Policy EN2: Designated Conservation Areas
A Local Plan for Lancaster District 2011 - 2031 Part Two: Review of the Development Management DPD Consultation Draft January 2017	Policy DM26: Key Design Principles - General Principles Policy DM35: Development affecting Conservation Areas

Housing

- 5.15 Under existing Lancaster City Council Planning Policy, Lancaster District Local Plan Policy H7 identifies a number of rural settlements, including Wennington, where the development of suitable small sites for housing will be permitted subject to various criteria including that the development is appropriate to its surroundings, it would not impact adversely on local character or residential amenity, it would not involve the loss of an important open space and adequate access, services etc are provided. Residential conversions will only be permitted where it can be shown that there is no demand for conversion to employment or tourism uses. Over recent years the Parish Council has supported most planning applications for further housing development in response to locally identified need.
- 5.16 In the emerging New Local Plan Part One: Strategic Policies and Land Allocations DPD Wennington is identified as a Rural Village for the purposes of Policy SP2: Lancaster District Settlement Hierarchy. Policy SP3 sets out that in these settlements new development will only be supported where it is clearly demonstrated that they are meeting proven local needs.
- 5.17 With this in mind, the Wennington Parish Housing Needs Survey was undertaken in summer 2017 to establish whether there were any local housing needs which should be addressed through the NDP. The results of the Survey showed that none of the households which returned a completed questionnaire were in need of a separate home in the next 5 years.
- 5.18 Therefore it is proposed that the NDP does not include a site allocation (or policy) relating to local needs housing at this time. The Parish Council may re-run a Local Housing Needs Survey in a few years' time, and it is possible that a planning application could come forward at any time if a local resident's housing need changed. If over the plan period such a need is identified, proposals would be considered against other policies in the NDP (such as those relating to design), alongside national and Lancaster City Council's planning policies.

Policy Options:

Option 1:

Q11. Do you agree that the NDP should NOT include a site allocation or policy for new local needs housing?

Option 2:

Q12. Should the NDP include a general criteria-based policy for any speculative development proposals that come forward?

6.0 Rural Economy

Historical Development

- 6.1 The Parish of Wennington has a long history of rural enterprise. The houses in the village were and are, occupied by those working in the immediate locality. For example, the 1806 - 1807 register shows 20 tradesmen living in the Parish, including farmers, miller, carpenter, blacksmith, silkcomber, shop-keeper, shoemaker, labourer and house servants. An extract from the revised 1894 Ordnance Survey plan shows Wennington (railway) Junction, Fosters Arms Hotel, Smithy, Post Office, Wennington (Corn) Mill and sites of quarries.
- 6.2 At the start of the Second World War Wennington Hall was let to the South East Lancashire Association for Mental Welfare (through the Grey Court Fellowship). About 45 children and 10 staff were 'received' from Manchester. During the war its use changed to 'Community School Education' with about 50 pupils in residence. This came to an end on 21 July 1945. Wennington Hall is still a school and continues with its community benefits.
- 6.3 The Wennington Hall Estate extended over much of the Parish but part of this was sold by public auction in 1961. The sale included Wenning Cottage, 325 acres of in hand farm, bailiff's house, 130 acres of sporting woodland, estate sawmill, fishing rights, 4 let dairy/stock rearing farms (total rent of £1,351 per annum), and pheasant shoot – in all 911 acres.
- 6.4 At some stage a village school was built and later the village institute, but neither facility remains today.

Land and Business Uses Today

- 6.5 Agriculture is the dominant land use in the Parish today. The main uses are dairy and sheep rearing, with some arable farming. Some areas of land form part of larger farm holdings held outside the Parish. Approximately 5% of the Parish is woodland with limited commercial use, however there are pheasant pens (for approximately 3,500 birds) producing game for sport. There are no commercial fisheries within the Parish.
- 6.6 There is one small/medium sized agricultural building construction company located on the brown field site adjacent the River Wenning.
- 6.7 There are no renewable energy projects within the Parish. A Solar Panel Farm is located just outside the Parish, due east of Goodenbergh Country Holiday Park on Ravensclose Road (see photograph below).



Solar Farm, Ravensclose Road

- 6.8 A recent planning application for a single Wind Turbine was robustly opposed and subsequently refused. There is a small business providing fuel for biomass boilers.
- 6.9 There is a small seasonal holiday park at Box Tree Farm Glamping (10 Cabins), Ravensclose Road, and one Air B and B property. There is only one property used as a second home.
- 6.10 The evidence from the Housing Needs Survey showed that 7 households (19%) work from home. With Broadband for the Rural North available to all households in the Parish, the number of those working from home is likely to increase. Most proposals for conversions of residential accommodation to support homeworking do not require planning permission. However if planning permission is required such proposals should be supported provided that they are sympathetic to Wennington's local character.

Proposed Policy 4 – Supporting the Rural Economy

Development proposals for small scale business and live / work units, and facilities linked to the visitor economy will be supported where:

- 1. Development is appropriate to Wennington Parish's rural location, setting and historic character and surrounding land uses in terms of design, scale and materials; and**
- 2. Proposals incorporate appropriate suitable mitigation measures to minimise any adverse impacts on the local road network, and adequate car parking is provided on site for employees and visitors; and**
- 3. Proposals include the re-use or conversion of existing former agricultural buildings, workshops or previously used brownfield sites.**

Proposals for homeworking which require planning consent will be supported where they re-use or bring back into use an existing building, or part of an existing building, and where such development would not have an adverse impact on residential amenity, village or landscape and historic character. Where extensions to residential properties are proposed they should be subservient in scale in relation to the main building.

Policy Options:

Option 1:

Q13. Should Wennington NDP include a planning policy to support the rural economy?

Q14. If Yes, is there anything else that we should include in the policy or supporting information?

Option 2:

Q15. Should the NDP be silent on the rural economy and leave such policies to Lancaster DC?

Lancaster Planning Policies

Document	Policies
Lancaster City Council Core Strategy 2003 - 2021 Adopted 2008	Policy ER6 Developing Tourism
Lancaster District Local Plan 2008 (Saved Policies)	Policy TO3 Rural Tourism
A Local Plan for Lancaster District 2011-2031 Development Management DPD Adopted December 2014	Policy DM7: Economic Development in Rural Areas Policy DM8: The Re-use & Conversion of Rural Buildings Policy DM9: Diversification of the Rural Economy
A Local Plan for Lancaster District 2011 - 2031 Part One: Strategic Policies and Land Allocations DPD Consultation Draft January 2017	Policy E20 Re-Use of Buildings in the Countryside Policy E21 Agricultural Diversification
A Local Plan for Lancaster District 2011 - 2031 Part Two: Review of the Development Management DPD Consultation Draft January 2017	Policy DM20: Visitor Accommodation Policy DM44: Diversification of the Rural Economy Policy DM46: The Re-Use and Conversion of Rural Buildings

7.0 Local Infrastructure



The Narrows

- 7.1 Wennington is a small village and existing infrastructure is limited.
- 7.2 In terms of local facilities and services a significant asset is B4RN, a superfast broadband, which facilitates businesses working from home. Other local facilities and services identified by the NPSG include:
- Picturesque village green with seating overlooking the River Wenning, plus a number of rural walks within the parish boundary
 - Fishing rights on the River Wenning, for all residents
 - Mobile library.
- 7.3 Wennington **does not have the following:**
- A doctors surgery – the nearest is at Hornby, (2.3 miles accessible by bus).
 - Mains sewage system.
 - Extensive pavements; those present are confined to the village centre.
 - Dentist – the nearest is Bentham (3.4 miles accessible by rail / bus).
 - Place of worship – the nearest is St James the Less at Tatham (1.4 miles).
 - Community centre / Council chambers.
 - Public House - the nearest is The Bridge Inn (0.5 miles).
 - Shop / Post office - the nearest is at Wray (1.7 miles), the nearest multiple shops are at Bentham (3.4 miles accessible by rail / bus).
 - Public car parks; visitors typically parking on either the road or using the rail station car park.
 - Clubs and social facilities; the nearest Women’s Institute is Wennington and District which meets in Wray (1.7 miles).

(All distances are from Wennington village green).

Transport and Accessibility

7.4 The main strategy for transport in Lancashire (and hence Wennington) is Lancashire County Council's Local Transport Plan for the period 2011 – 2021 and dated May 2011⁷. This document sets out the principles for the development of transportation in our area which may be summarised as below: -

- Improving access into areas of economic growth and regeneration.
- Providing better access to education and employment.
- Improving people's quality of life and well-being.
- Improving safety of our streets for our most vulnerable residents.
- Providing safe reliable, convenient and affordable transport alternatives to the car.
- Maintaining our assets.
- Reducing carbon emissions and its effects.

7.5 There is a hierarchy of plans that sit below the Local Transport Plan. The most relevant is the District of Lancaster Highways and Transport Masterplan 2016⁸. This document sets out the detailed proposals for implementing transport initiatives up to 2031. The document is primarily focussed on the urban areas of the district; particularly Lancaster and Morecambe. There is one chapter devoted to Rural Lancaster. The only specific mention of Wennington is in relation to Wennington Station and the possibility of establishing a rural transport hub at this location. Whilst, unsurprisingly, short on detail about Wennington the County Council's hierarchy of transport plans set the guiding principles which should be used in drafting the Neighbourhood Plan.

Statutory Footpaths and Footways

7.6 Wennington does not have a good network of pavements and footpaths to provide easy or safe pedestrian movement between most of the dwellings in the Parish. Only the core of the village has the benefit of a pavement to connect the dwellings on the north side of the village. This pavement extends from Nether View to the Narrows which, with some crossing of roads, also services the dwellings on the river side of the village. Over the last twenty years, a footpath between the river and the road has been constructed and maintained by the village to afford safe access from the Narrows to the Waste - a short riverside walk - and to Spout Lane – a hedge lined one track tarmac road, well liked and much used by villagers including walkers, dog-owners, joggers, cyclists and local farmers.

7.7 There are footways along some roads in the village. The Parish Council has, specifically, campaigned for footway provision on the B4680 between Spout Lane and Ravens Close and (whilst not in the parish) between Old Moor Road and the Bridge Inn. These routes, used by villagers and visitors, are dangerous stretches of road for walkers, and this was noted in the Inspector's report of the appeal case APP/A2335/W/15/3137256. There is an extensive statutory footpath network throughout the parish used by villagers and walkers for recreation purposes. Maintenance of this network is important.

⁷ <http://www.lancashire.gov.uk/council/strategies-policies-plans/roads-parking-and-travel/local-transport-plan.aspx>

⁸ <http://www.lancashire.gov.uk/media/899614/final-lancaster-highways-and-transport-master-plan.pdf>

- 7.8 Spout Lane provides a relatively quiet access to Wrayton and to the track from Melling to Old Wennington. No pavement/footpath exists beyond Spout Lane. As such, safe access to the nine residences between Spout Lane and Ravensclose is by car only. A recent planning appeal decision, in relation to a development proposal for a property in this area, considered that this section of the road was not safe for pedestrian travel, especially on wet and dark days.
- 7.9 As the Planning Inspector observed after a sight visit, *'in order to reach the bus stops and the train station, occupiers of the appeal proposal would be required to negotiate narrow country lanes for a considerable distance. Moreover, the lanes are largely unlit and without footpaths. The risks associated with travelling these routes, particularly during dark evenings or periods of inclement weather, would make it unlikely that future occupiers of the proposal would be receptive to doing so. Indeed, I consider it an unreasonable expectation to place upon them'*.

Highways and Road Network

- 7.10 In addition to the existing lack of safe pavements through and around the village, there is a need to ensure that development proposals take into consideration the rural road network within the Parish in terms of potential traffic volumes and vehicle types and sizes. The NPSG has identified the following as key issues which require consideration:
- "The Narrows" within Wennington village and narrow country lanes elsewhere in the Parish.
 - The need for an adequate bus service from the village to nearby towns for shopping, leisure and community services; not available within the Parish.
 - Whilst not within the Parish Boundary; The NDP should recognise the benefit of having a railway station in the village which gives access to the main rail network and hence the rest of the country.
 - Surface water flooding is a significant issue on roads within the Parish, particularly Lodge Lane. There is a need to address this matter with the local highway authority.
 - There is a network of statutory footpaths throughout the Parish. These form an important leisure pursuit for local residents and need constant maintenance and improvement.
 - Cycling is also an important leisure pursuit within the Parish. The opportunity should be taken to provide safe and accessible routes for cyclists; encouraging the expansion of cycling to replace car journeys.

"The Narrows"(see picture at 7.0)

- 7.11 The main road through the village is the B4680; the main route from Bentham to Lancaster. The road narrows at one point between houses to 3.5 metres wide. There are speed limits on the B4680 through the parish of 50mph and 30mph. The "Narrows" can have two effects. Firstly it can be seen as a means of calming traffic speeds through the village when converging vehicles meet. Conversely it can be seen as introducing noise and added pollution as vehicles queue to allow oncoming vehicles to pass. When there is no oncoming traffic vehicles speed through the gap creating a danger to pedestrians walking through the narrows. The latest traffic counts (September 2015) on the B4680 just east of Spout Lane show a 5 day average two way traffic flow of around 2900 vehicles per day; with around 11% heavy goods vehicles. The recorded mean vehicle speed at this location is 37mph with an 85%ile figure of 43mph. There are 4 recorded accidents in the Parish for the period 2010-14; the period most recently

publicly available. This included 2 separate serious accidents in 2011; both on the B4680 east of the village.

- 7.12 The Parish Council has campaigned for a number of years for measures to calm traffic speeds through the village. A number of options have been discussed but no solution delivered.

Country Lanes

- 7.13 The rural nature of the Parish means that there is a network of narrow lanes in the parish. These are historical routes inappropriate to the types of large agricultural, courier and delivery vehicles that now use these roads. As a result vehicles pass using the soft verges and causing damage. The nature of the lanes means that they are generally inappropriate for further housing development and hence additional traffic. Some properly constructed passing places would help deal with the present problem.

Bus Services

- 7.14 Bus Services through Wennington are operated by Stagecoach. They offer the following routes and services on weekdays (weekends are different): -

- Service 80 Lancaster – Ingleton (Lune Voyager) – 4 buses (each way per day).
- Service 81 Lancaster – Kirkby Lonsdale – 1 bus (each way per day). This service whilst scheduled is dedicated to schoolchildren.
- Service 833 Lancaster – Clitheroe – 1 bus (each way per day).
- Service 881 Morecambe – Ingleton – 1 bus (each way per day)

- 7.15 It is not possible for the general public to get a bus direct to Kirkby Lonsdale from Wennington as the only service is dedicated to schoolchildren. Kirkby Lonsdale is a local centre which provides shopping and community services for many villagers (eg. supermarket, doctors and dentist).

- 7.16 There are no known Community Transport services in the village; supporting those with special transport needs.

Rail Services

- 7.17 Wennington Station is not within the designated area for the neighbourhood plan but is a significant transport asset for the village.

- 7.18 From Carnforth the Bentham line runs eastwards to join the Settle – Carlisle line just south of Settle. The line continues onwards to Leeds. Wennington is just one of four stations between Carnforth and Settle. The line has low passenger numbers but potential for significant improved patronage. There were fewer than 3500 journeys (less than 10 per day) to and from Wennington in 2014/15. The present weekday timetable shows that there are 5 trains per day (each way) that stop at the station.

- 7.19 There is a Community Rail Partnership comprising local authorities, the train operator Arriva North, Network Rail plus community rail and station groups. They are seeking to make improvements on the line and hence increase patronage.

- 7.20 The District of Lancaster Highways and Transport Masterplan 2016⁹ states that the station has potential to become a rural transport hub. It is not clear what this entails as there is already

⁹ <http://www.lancashire.gov.uk/media/899614/final-lancaster-highways-and-transport-master-plan.pdf>

connection between bus and rail at this location; with adequate car parking (also used by walkers visiting the area).

Road Surface Flooding

- 7.21 Over recent years there has been a serious road surface flooding problem on Lodge Lane near Wennington Hall School. This issue has been dealt with in more detail in 8.0 Flooding.

Cycling

- 7.22 There are no dedicated or designated cycle facilities within the Parish; although many cyclists use the lanes and roads with lighter traffic flows. The nearest designated route on the National Cycle Network is Route 69 which passes in an east west direction through Wray.

Traffic Management

- 7.23 Traffic management is not something the NDP can really address; campaigning for restrictions on traffic through the village or improvements to public transport services are considered to be actions for the Parish Council rather than planning policies. However the NDP can include a list of such Actions for the Parish Council provided that they are clearly shown to be separate from the policies in the Plan (for instance included in an Appendix).
- 7.24 The constraints of the local infrastructure and in particular the lack of pavements and narrow highways are significant however; the NDP could add local detail to Lancaster City and Lancashire County Council's strategic planning policies.

Proposed Policy 5 – Transport and Accessibility

Development proposals should be located in areas of the village where there is safe pedestrian access to public transport facilities such as bus and rail services.

Support will be given to proposals which promote improvements to pavements and footpaths, and which maximise opportunities for walking and cycling.

All proposals for new development will be required to demonstrate consideration of any potential adverse impacts on local highways from additional traffic, and to provide suitable mitigation measures appropriate to the rural road network.

Policy Options:

Option 1:

Q16. Should Wennington NDP include a planning policy to address transport and accessibility?

Q17. If Yes, is there anything else that we should include in the Policy or supporting information?

Option 2:

Q18. Should the NDP be silent on transport and accessibility and leave such policies to Lancashire County Council?

Lancaster Planning Policies

Document	Policies
Lancaster City Council Core Strategy 2003 - 2021 Adopted 2008	Policy E2 Transportation Measures
Lancaster District Local Plan 2008 (Saved Policies)	Policy T9 Transport
A Local Plan for Lancaster District 2011-2031 Development Management DPD Adopted December 2014	Policy DM20: Enhancing Accessibility and Transport Linkages Policy DM21: Walking & Cycling
A Local Plan for Lancaster District 2011 - 2031 Part One: Strategic Policies and Land Allocations DPD Consultation Draft January 2017	Policy SP11: Improving Transport Connectivity Policy T2: Cycling and Walking Network
A Local Plan for Lancaster District 2011 - 2031 Part Two: Review of the Development Management DPD Consultation Draft January 2017	Policy DM26: Key Design Principles - Accessibility Policy DM58: Enhancing Accessibility and Transport Linkages Policy DM59: Walking and Cycling

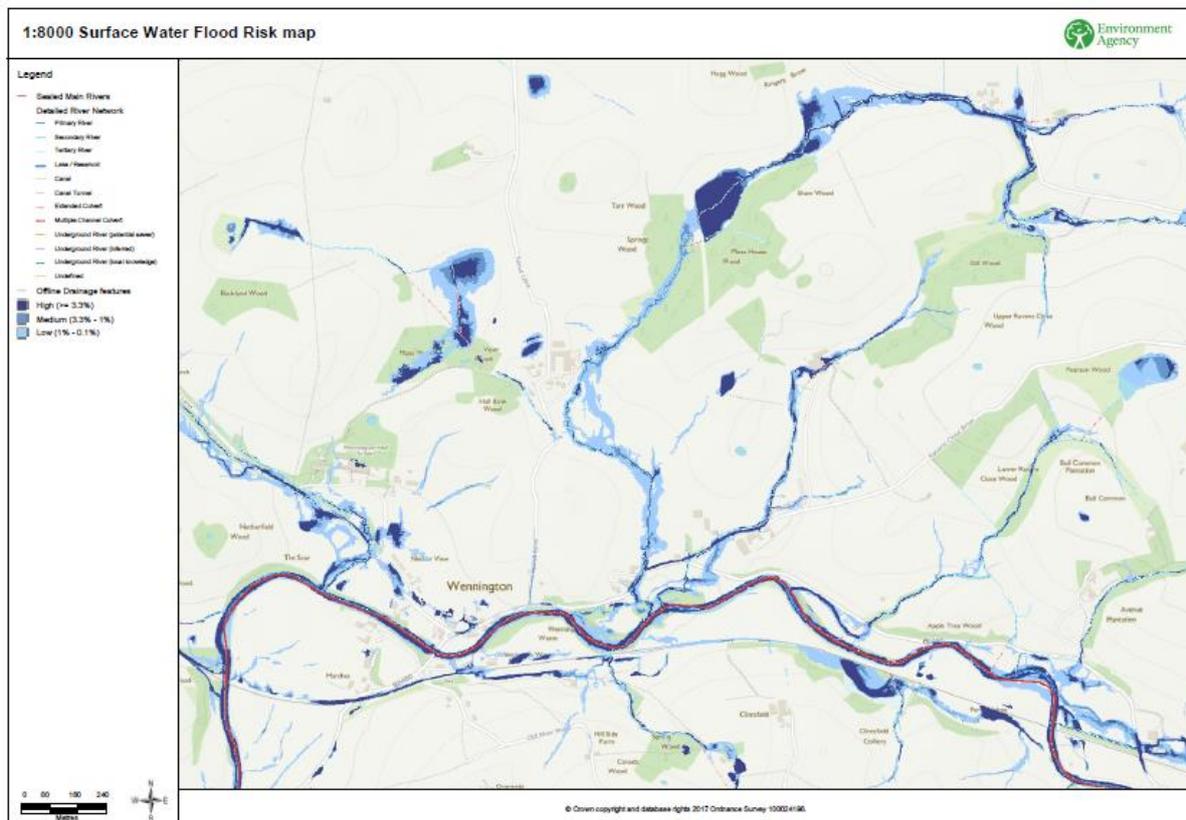
8.0 Flooding

8.1 The village of Wennington is located within the open countryside surrounded by gently sloping agricultural fields. There is a junction in the middle of the village that connects the B6480 running between Bentham to the East and Wray to the West. Lodge Lane runs in a North Westerly direction towards Melling.

Surface Water Flooding

8.2 The Environment Agency Flood maps for Planning provide information about areas at risk of flooding - see Map 5 below.

Map 5 Environment Agency Flood Map for Planning (Surface Water) - Wennington



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8.3 Surface water flooding is influenced by features in the landscape, particularly buildings and roads and occurs when intense rainfall overwhelms the drainage systems. Whilst the gullies in Wennington generally cope reasonably well with normal levels of rainfall, there are times during extended periods of heavy rainfall when ponds appear. Evidenced by local and historic knowledge it is essential that the gullies and culverts are kept clear and free of debris. There are numerous locations along the roads of Wennington that become heavily affected by flooding when surface water flows from the slopes, mainly to the North and East of the village.

a) Lodge Lane at the south east end of the village green at Nether View.

During 'Storm Desmond' in December 2015 there was considerable flooding at Nether View (Pictured). There was ingress of water to the garage building at The Beeches to the West side of Lodge Lane. At Greenfoot on the East side the septic tank flooded and backed up into the property.



Nether View during Storm 'Desmond'

b) Mill Farm at 'The Narrows'.

Again 'Storm Desmond' caused the field next to Mill Farm to flood which then ran towards the house and flooded the cellar with 3' of water. Sand bags were positioned at the front door to divert water from the road.

c) Spout Lane.

Rain that falls on the fields to the East of Spout Lane quickly drain onto the lane and down onto the B6480 Bentham Road. A large puddle forms across the road towards the Waste. Two further flood sites regularly occur at the corner before Mill Croft and the bottom before the lane meets Back Lane.

d) B6480 adjacent to the Cravens.

An extensive puddle forms across both traffic directions on the bends of B6480 to the South of the entrance to the Cravens. The cause is partly due to the little brook being unable to carry the volume of rain water.

e) Ravenclose Road.

An extensive puddle between Box Tree Farm and Ravenclose Farm, caused by the flow of water down the hill to the East from Ravenclose Brow.

Rivers

- 8.4 The primary watercourse is the River Wenning which is classified as a main river. It is a well formed river, 15 metres wide with typical water depths ranging from 160mm to 800mm deep. The water levels are monitored by the Environment Agency using a gauging station

just 150 metres downstream from the main road bridge in the village. The Environment Agency map below indicates that 23 properties (43%) out of the 54 properties in the Designated Area fall within Flood Zone 2.

- 8.5 The Environment Agency records show that the village green adjacent to Lodge Lane to be in a Flood Zone 2 with a 1.3% or less but greater than 0.5% chance of flooding each year. The highest recorded river level at the gauging station is 3.12 metres deep giving a flood water of 42.53 metres. This is 3.72 metres below the lowest point on Lodge Lane. Although the Environment Agency flood maps indicate Flood Zone 2, the topographical information indicates that fluvial flooding in Wennington is extremely unlikely. Further this amount of freeboard provides sufficient safety margin to cater for the effects of climate change.

Map 6 Environment Agency Flood Map for Planning (Rivers and Sea) - River Wenning



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Groundwater Flooding

- 8.6 Grounding water flooding is caused when water levels in the ground rise up above the natural surface. It will often occur when accumulated rainfall over a long period of weeks or months is significantly above normal and is most likely to occur in low-lying areas underlain by permeable strata.
- 8.7 The Environment Agency do not hold current data on groundwater flooding in the Wennington area, however, flooding in December 2015 occurred in the one of the lowest areas of the village (adjacent to Lodge Lane) where the underlying aquifers consist of

permeable strata. Any new build in the low areas of Wennington should include a survey of the underlying strata to determine the likelihood of groundwater flooding.

- 8.8 Managing the risk of flooding is the responsibility of Lancashire County Council. The Council works in partnership with other organisations, including the Environment Agency, district councils, water and sewerage companies to manage local flood risks. It is essential that any future development in Wennington does not cause or exacerbate flooding elsewhere in the locality. The NDP can add more detailed information about local flooding issues, in particular in relation to surface water flooding.

Proposed Policy 6 – Reducing Surface Water Flooding

Proposals for new residential development in areas at high risk from surface water flooding, including at the following locations, will be resisted:

1. Lodge Lane at the south east end of the village green at Nether View;
2. Mill Farm at ‘The Narrows’;
3. Spout Lane;
4. B6480 adjacent to the Cravens; and
5. Ravenclose Road.

Development proposals will be required to provide effective surface water drainage measures to protect existing and future residential areas from flooding. New development should be designed to maximise the retention of surface water on the development site and to minimise runoff. Sustainable drainage systems (SuDS) should be implemented in accordance with the SuDS hierarchy wherever possible.

Policy Options:

Option 1:

Q19. Should Wennington NDP include a planning policy to address surface water flooding?

Q20. If Yes, is there anything else that we should include in the Policy or supporting information?

Option 2:

Q21. Should the NDP be silent on surface water flooding and leave such policies to Lancaster DC?

Lancaster Planning Policies

Document	Policies
Lancaster City Council Core Strategy 2003 - 2021 Adopted 2008	Policy SC7 Development and the Risk of Flooding

Lancaster District Local Plan 2008 (Saved Policies)	<u>Policy E11</u>
A Local Plan for Lancaster District 2011-2031 Development Management DPD Adopted December 2014	Policy DM38: Development & Flood Risk Policy DM39: Surface Water Run-Off & Sustainable Drainage
A Local Plan for Lancaster District 2011 - 2031 Part One: Strategic Policies and Land Allocations DPD Consultation Draft January 2017	Policy SP9: Protecting the Natural Environment
A Local Plan for Lancaster District 2011 - 2031 Part Two: Review of the Development Management DPD Consultation Draft January 2017	Policy DM26: Key Design Principles - Environmental Considerations Policy DM30: Development and Flood Risk Policy DM31: Surface water Run Off and Sustainable Drainage

9.0 Next Steps

- 9.1 This Issues and Options document for Wennington NDP is published for public consultation until 13th November 2017.
- 9.2 The NPSG will consider all submitted comments and responses very carefully and then start preparing the first draft of the NDP for informal public consultation early in 2018.

Appendices

Appendix I

Community Engagement Event, 18th February 2017

What are our Difficulties or Frustrations?

- Traffic Issues (16 comments) including:
- Speed (12) - Condition of highways (2) - Parking (1) - Access to Railway Station(1)
- Roads Infrastructure (8 Comment) including: Footpaths (4) – Cycle paths (2) – Running paths (2) Public transport (4 comments)
- Need for Affordable housing for local people (5 comments)
- Development/Improve existing buildings (4 comments)
- Building within Flood Zones (3 comments)
- Protection of Public Spaces/Greens to prevent loss/abuse (2 comments)
- Need for Retirement Property (1 comment)

What do you value and Appreciate?

- Wildlife – Nature – Birds (15)
- Green Spaces (7)
- Rural environment (5)
- Traditional stone building/design (8)
- Community (10)
- B4RN (5)
- Remain unchanged (2)
- Rail Access (4)
- Absence of commercial/industrial enterprise (1)

What do we need to address or change?

- Traffic Management/Speed control (12)
- Flooding includes surface and river (12)
- Improve footpaths and cycle facilities for access to local amenities (7)
- Public Transport (3)
- Dog litter (2)
- Roadside Litter/fly tipping (1)
- Local amenities (1)

What do we need to protect or preserve?

- Fauna and Flora (8)
- Rural environment (7)
- Traditional stone buildings (5)

- Flood plain and zones (3)
- Access to footpaths (2)
- Village Greens (2)
- Community cohesion/spirit (2)
- Railway Station (2)
- Our identity (1)

What is our Vision?

- No new build on/within flood zones (3)
- Improved traffic management including strategically placed passing places on single track roads (3)
- No Wind turbines or Solar Farms
- Managed tourist development
- Affordable housing meeting local housing need including first time buyers
- Organic growth of community with sympathetic building design to protect character of Parish
- No large development
- Maintain rural aspect (Green Belt and Public Greens)
- Maintain and improve community cohesion/spirit/relations Improved amenities including village focal point, shop, play/activity area for children (skate board park)
- Small village shop
- Improved footpath network.

Appendix II

Wennington Parish - Housing Needs Survey - Summary of Key Findings

54 households were surveyed during June 2017. Two households were identified as 'unoccupied' and 38 questionnaires were returned (one received after the initial analysis) resulting in a return of 73%.

The age distribution of male and female respondents peaks between the ages of 60-69.

54% of respondents have retired or entered no occupation. Of the remaining 46% there are a wide range of occupations. 10% of respondents work from home.

Young people and small families received the most support in the category of future housing need. 30% of households have expressed the view that no further homes are needed.

Conversions, brownfield site development and new housing for local people are supported by survey respondents.

95% of households would support conversion of disused barns and/or farm buildings.

68% of households would support development of designated brownfield sites.

Development of new housing in recognised flood zones or areas prone to surface water flooding is not supported by 95% of respondents.

65% of households would support construction of new homes for local people. 30% of households would not support new homes on the basis of inadequate infrastructure and no transport or employment.

The top four suggested sites for development are Moss House Farm (7), Old Village Hall (3), infill sites (2) and conversions (2).

84% of households do not need a separate home in the next 5 years. 16% of households have a housing need outside the Parish.

0% of the households need a separate home within the Parish in the next 5 years.

Two households (5%) have reduced in size in the last 5 years and one household will need to move within the Parish within the next 5 years.

97% of households do not have a need to leave the Parish in the next 5 years. One household (3%) left the question unanswered.



Wennington Parish Council

October 2017