

# Wennington Neighbourhood Development Plan (NDP) 2018 – 2031 Final Plan



**April 2019**





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

With the assistance of



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## Welcome

Welcome to the Wennington Neighbourhood Development Plan (NDP).

This is the final version of the plan and it includes the modifications recommended by the Examiner in his 'Report to Lancaster City Council of the Examination into the Wennington Neighbourhood Plan, October 2018'.

This plan was unanimously supported by the community at the Referendum held on 14<sup>th</sup> February 2019.

The NDP has been prepared by the Neighbourhood Plan Sub Group (NPSG) of local residents and parish councillors. Public consultation, including the referendum, is a very important part of preparing NDPs. An 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.

## 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 An NDP can cover a range of planning related issues, or just have one, single policy. The Draft NDP for Wennington addresses the local planning issues identified through the extensive informal community consultation and engagement undertaken so far and sets out a total of 7 planning policies for addressing them.
- 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 District Local Development Framework Core Strategy 2003-2021, A Local Plan for Lancaster District 2011-2031 and Saved Policies from the Lancaster District Local Plan 2008. The NDP has also taken into account the emerging new Local Plan for Lancaster District 2011 – 2031, Part One: Strategic Policies and Land Allocations DPD and Part Two: Review of Development Management DPD.<sup>1</sup> These two documents have reached submission stage.
- 1.5 NDPs also are required to have regard to national planning policy (National Planning Policy Framework NPPF, 2012<sup>2</sup> and other guidance), to contribute to achieving sustainable development and to comply with European Union obligations.
- 1.6 Preparing an NDP is therefore a complex and lengthy process. The main steps are set out in Figure 1.

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

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

**Figure 1 NDP Process**



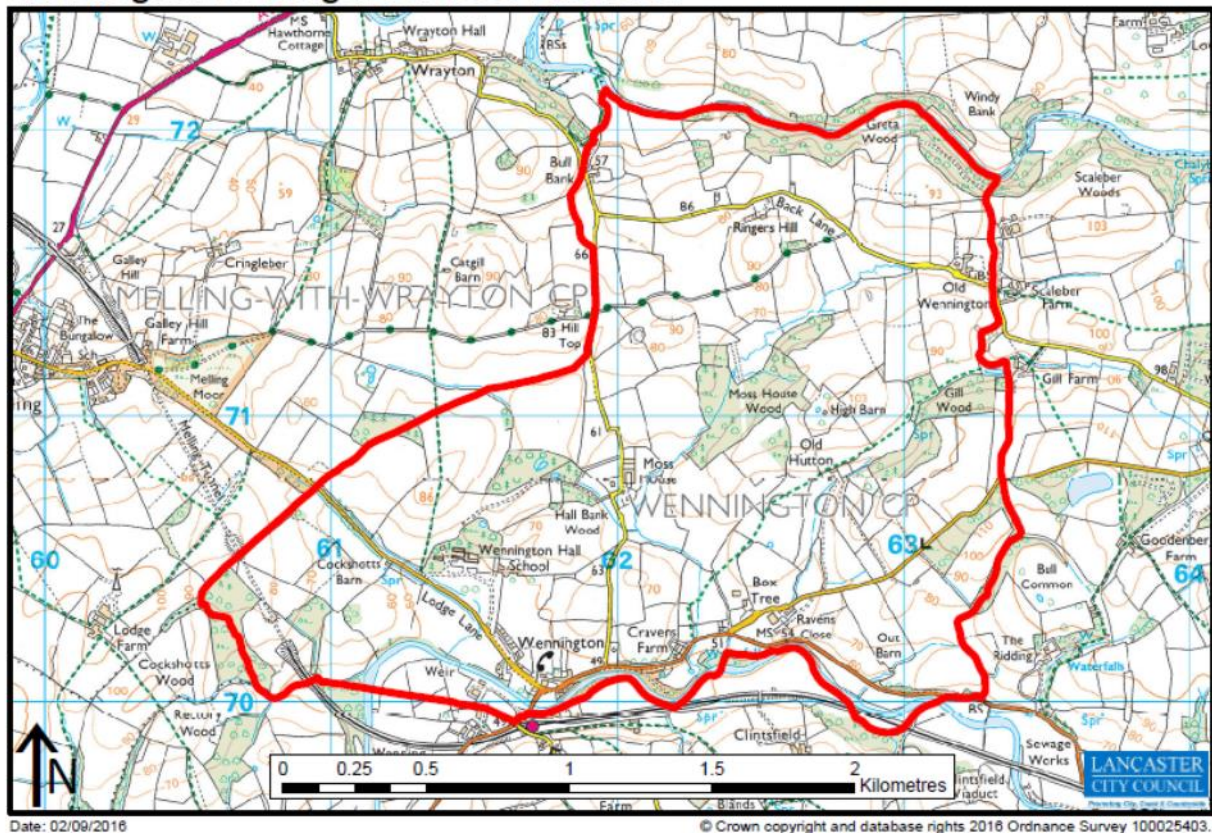
- 1.7 The Regulation 14 public consultation was undertaken in the spring of 2018. The NDP was published for another 6 weeks (Regulation 16) consultation by Lancaster City Council in summer 2018.
- 1.8 The Plan has been examined by an independent Examiner, who recommended further changes before the Plan is subjected to a local referendum within the Parish. If there is a majority Yes vote (i.e. more than 50% of the turnout), 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 An NDP for Wennington

Map 1 Wennington Parish and NDP Area

### Wennington CP Neighbourhood Plan Area



### Wennington Parish

- 2.1 The Parish of Wennington lies about 12 miles north east of the City of Lancaster within the district of Lancaster City Council. (Note - where the term “Parish” is used within the NDP document this also refers to the Neighbourhood Plan area.) The area shares an eastern border with the county of 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 13<sup>th</sup> 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 26<sup>th</sup> September 2016 to 24<sup>th</sup> October 2016, the City Council approved the designation on 24<sup>th</sup> 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 met 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 18<sup>th</sup> 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 the Consultation Statement.

### **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 the Consultation Statement 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 conversions and limited development on brownfield sites and 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 allocate land for housing (affordable or market housing).

### **Issues and Options**

- 2.8 The NPSG published the Issues and Options document from October to November 2017. A public event was held on 28<sup>th</sup> October 2017 at the Melling Institute and comments forms were distributed to all households. The Issues and Options document and comments form were available on the NDP website to download. Completed comments forms could be returned at the public event or to a steering group member by 30th November 2017. Hard copies of the Issues and Options document were available to borrow on request from a NPSG member. There were 25 completed comment forms returned and these have been considered carefully and used to inform the First Draft Plan. The responses are provided in the Consultation Statement.

**First Draft Plan**

- 2.9 The First Draft Plan was published for further informal public consultation from 13<sup>th</sup> December 2017 until 12<sup>th</sup> January 2018.

**Regulation 14 Public Consultation**

- 2.10 The Draft Plan was published for formal public consultation from 2<sup>nd</sup> April 2018 until 25<sup>th</sup> May 2018.

**Regulation 15 Submission**

- 2.11 The Submission Plan was presented to Lancaster City Council on 22<sup>nd</sup> June 2018.

**Regulation 16 Formal Consultation**

- 2.12 Lancaster City Council published the Submission Plan for formal consultation from 20<sup>th</sup> July 2018 until 31<sup>st</sup> August 2018.

**Biodiversity Audit**

- 2.13 The Parish Council appointed Greater Manchester Ecology Unit (GMEU) in early 2018 to undertake an ecological (biodiversity) audit of the parish to support the evidence base for the NDP and to inform planning policies. The full report (A Biodiversity Audit of the Parish of Wennington in Lancashire, GMEU May 2018) is available under the evidence base section of the NDP website. Recommendations and extracts from the Report have been included in the Submission Plan where relevant and appropriate.

### 3.0 Vision Statement and Objectives

- 3.1 The NPSG has prepared the following Vision and Objectives for the NDP. The Issues and options consultation responses indicated that 80% of respondents supported the Draft Vision and Objectives and 20% did not answer.

#### **Vision Statement (2018 – 2031)**

**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.**

(Through NDP Policies WEN1 and WEN2)

**Objective 2 – To protect and maintain the Parish greens and woodlands as a valued and open resource for local residents and visitors to the Parish.**

(Through Lancaster City Council Policies and WEN1)

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

(Through NDP Policy WEN3)

**Objective 4 – To support incremental housing development which meets identified local needs.**

(Through NDP Policy WEN4)

**Objective 5 – To support and promote the rural economy including increased home working opportunities provided by our world class broadband infrastructure.**

(Through Policy WEN5)

**Objective 6 – To ensure that all new developments are accompanied by necessary infrastructure requirements and do not result in unacceptable impacts from increases in traffic and flooding.**

(Through Policies WEN6 and WEN7)

## 4.0 The Natural Environment

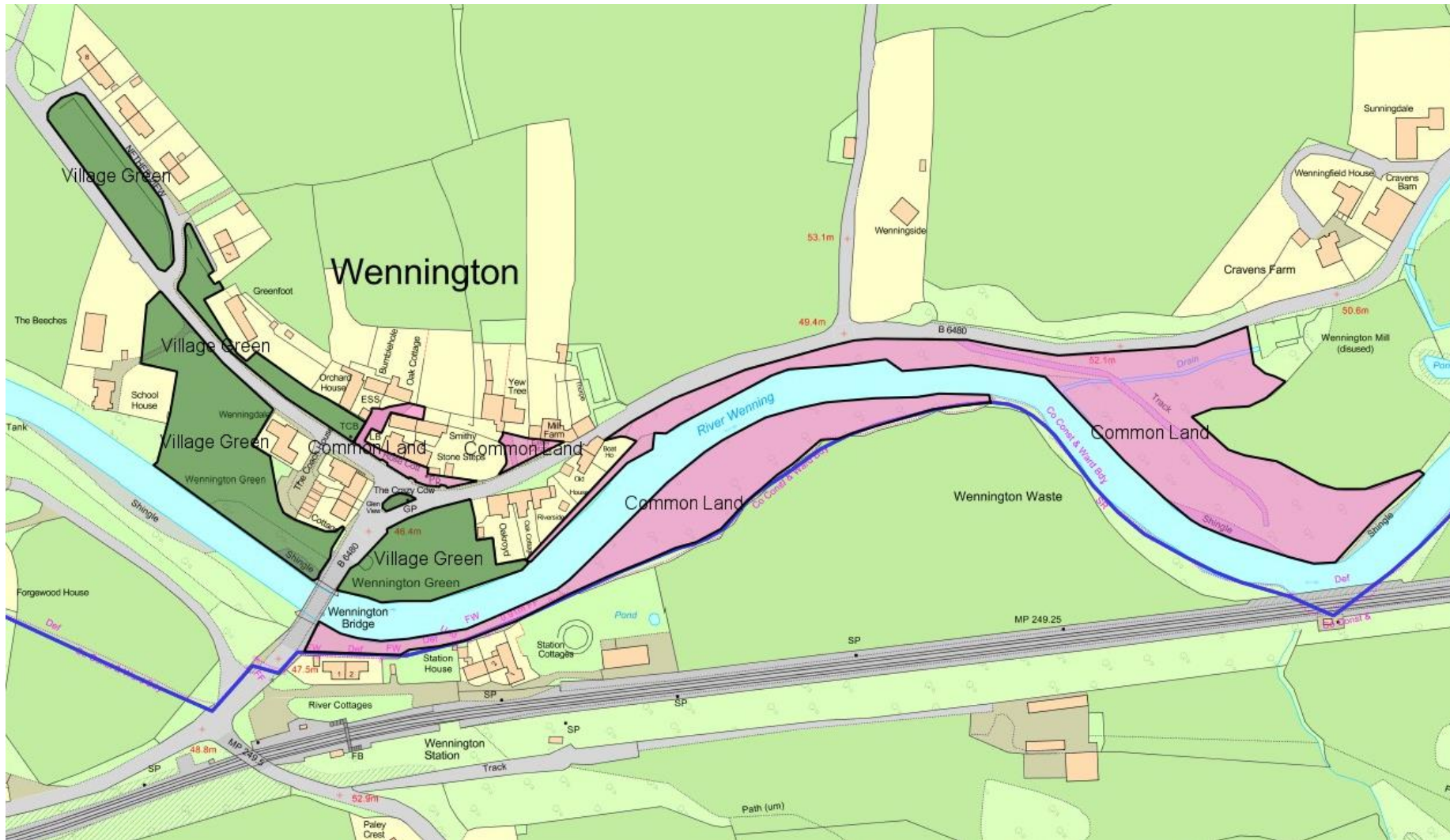


Wennington Hall School taken from Old Moor Road

- 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. There are several areas of amenity open space and sports and recreation facilities in the parish. Wennington Amenity Greenspace (including the village greens) and Lodge Lane Amenity Greenspace are both owned and managed by Wennington Parish Council and areas of common land extend east and south of the village along the River Wenning. Wennington Hall School includes 1 adult football pitch and 1 junior football pitch as well extensive areas of amenity green space. These open spaces are all protected under adopted Lancaster District Local Development Framework Core Strategy Policy SC 8 Recreation and Open Space and Policy DM26: Open Space, Sports and Recreation Facilities in the adopted Local Plan for Lancaster 2011 - 2031 Development Management DPD. The Biodiversity Audit Report noted that species diversity in much of the grassland in the parish is disappointing. There are some opportunities for improving grassland diversity on the Village Greens and other green space within the village or around Wennington Hall and the Parish Council will encourage and support such improvements. Protected Open Spaces are shown on Map 2.



Map 2 Protected Open Spaces in Wennington



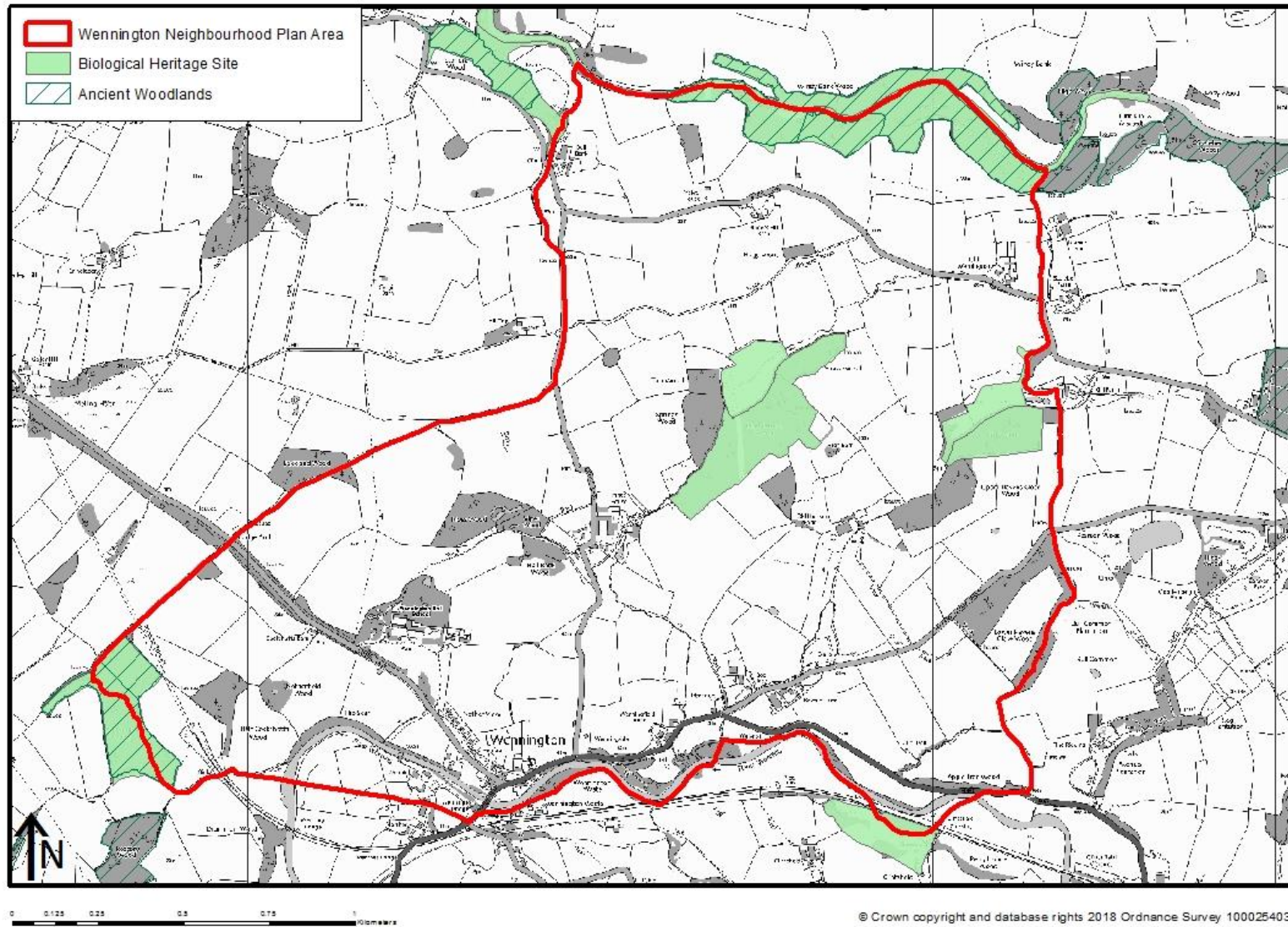
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### Wildlife Sites

- 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
  - Greta Wood
  - Windy Bank Wood
- 4.4 These sites are included on the Lancashire Inventory of Ancient Woodland, supporting semi-natural woodland vegetation and are also classified as Biological Heritage Sites. The Greta Wood and Windy Bank Wood also satisfy the guidelines for supporting flowering plants and ferns, and Mosses and Liverworts. Existing Biological Heritage Sites and Ancient Woodlands are shown on Map 3.
- 4.5 There are also several other Biological Heritage Sites which 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)
  - Clintsfield Wood.



Map 3 Biological Heritage Sites and Ancient Woodlands



### 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 Neighbourhood 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.

### Biodiversity Audit

4.9 The Parish Council appointed Greater Manchester Ecology Unit (GMEU) in early 2018 to undertake an ecological (biodiversity) audit of the parish to support the evidence base for the NDP and to inform planning policies. The full report (A Biodiversity Audit of the Parish of Wennington in Lancashire, GMEU May 2018) is available under the evidence base section of the NDP website.

4.10 The current ecological status of the parish is set out in para 5.1 of the report. This advises:

*The Parish of Wennington is rich in wildlife, supporting designated (protected) sites, a range of specially protected and priority species and important habitats.*

*Habitats of particular note are the woodlands, the hedgerows and the rivers and associated river valleys. Much of the species diversity to be found in the Parish is associated with these habitats.*

*Species of particular note include otters, possibly breeding in the Parish or nearby.*

*The dominant land-use is pastoral farming and the associated agricultural practices related to this land-use have led to large areas of generally species-poor pastoral grassland, probably best characterised as plant community type MG7 of the National Vegetation Classification. Modern farming practices have also likely led to a reduction in breeding success of some*

*ground nesting birds, including curlew, oystercatcher and lapwing, because of drainage of wet grassland and seeding, rolling and fertilising of the grass.*

*But the nature of the farming activity has meant that well-maintained hedgerows still separate many of the land parcels. The hedgerows, as well as being a valuable habitat in their own right, also provide a relatively high degree of landscape connectivity.*

*The influence of the old Wennington Hall Estate, which presumably owned and managed much of the local land in the past, is evident in the similar, distinct woodland planting schemes, incorporating both conifer plantations (including Scots pine and European larch) and mixed broadleaved trees of varying ages and variable structure.*

*In 2018 in some places the woodland understory appeared rather impoverished compared to what may have been expected from previous records, perhaps kept clear for sporting purposes. Bull Bank Meadow, a BHS site, appears to have been reduced in area. There are some very fine veteran trees, notably veteran oaks.*

Tables of recorded species in the parish are provided in Appendix 2 of the NDP.

- 4.11 The Biodiversity Audit report included three recommendations for development proposals in the parish in paragraph 5.3. These were:
- Any building demolitions or conversions should be supported by bat surveys and barn owl surveys.
  - Development should avoid harm to any designated sites.
  - Developments should be required to contribute to biodiversity net gain.
- These recommendations have been incorporated into Policy WEN1.
- 4.12 The consultation on Issues and Options demonstrated a high level of support for including a local policy to protect wildlife in Wennington Parish with 88% of respondents supporting the inclusion of such a policy.

### **Policy WEN1 – Protecting and Enhancing Local Wildlife**

**The priority for new development should be to avoid direct and indirect impacts upon biodiversity and/or geodiversity. Where impacts cannot be avoided, mitigation and then compensation measures should be provided.**

**Development proposals should demonstrate how biodiversity and/or geodiversity will be protected and enhanced including the local wildlife, ecological networks, non-statutory locally designated wildlife sites and habitats, and how schemes contribute to biodiversity net gain.**

**Landscaping schemes should include wildlife enhancements wherever possible, for example incorporating ponds, and retaining existing, and planting new areas of trees, woodlands and hedgerows using locally appropriate native species.**

**Any building demolitions or conversions should be supported by bat surveys and barn owl surveys. Development should take into consideration the need to protect existing**

**wildlife which may be using the building(s) as habitats, such as little owls and barn owls which are known to nest locally. Buildings should incorporate bird nest boxes (including for swifts) and roosting opportunities for bats (such as bat roosting boxes) wherever possible.**

**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.**

**Lancaster Planning Policies**

<b>Local Plan Document</b>	<b>Relevant Policies</b>
Lancaster District Local Development Framework 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

**Landscape Character**

4.13 Wennington Parish lies within Natural England’s National Character Area (NCA) 33 Bowland Fringe and Pendle Hill<sup>3</sup> 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 2000<sup>4</sup> 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*

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

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

*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.”*

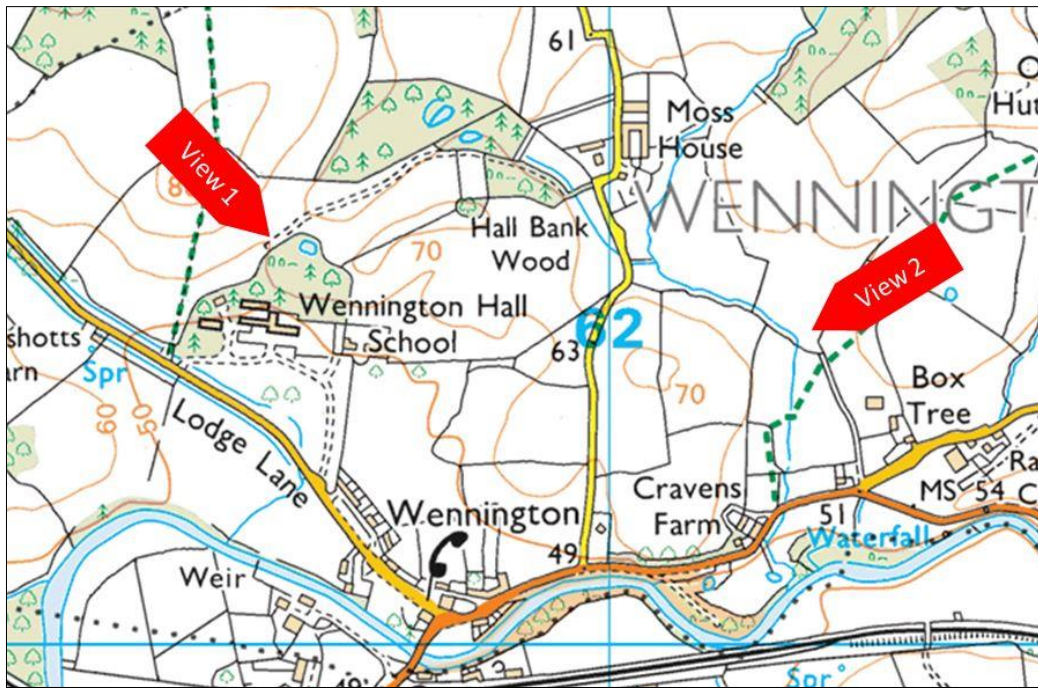
- 4.14 The NDP has a role in protecting and enhancing the landscape character of Wennington Parish in terms of the distinctive local features that are highly valued by residents and visitors. The NPSG has identified several significant landscape features which contribute to the Parish’s identity and which should be protected when planning proposals come forward.
- 4.15 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.

#### **Significant Views from Public Footpaths**

- 4.16 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 a 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 to the east of Cravens Farm and rises high over the Haweswater-Thirlmere pipe line and, although the village is not visible from this path, it affords pleasant long views of the surrounding areas (View 2). These views are shown on Map 4.



**Map 4 Significant Views from Public Footpaths**



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View 1 From Public Footpath Looking South East Down Towards Wennington Village





## View 2 From Public Footpath Looking South West towards Wennington Village



### Hedgerows

- 4.17 The village has plentiful hawthorn/hazel hedgerows. The Biodiversity Audit Report noted that although the parish supports significant lengths of hedgerows, some lengths have been lost or are unmanaged. Development may offer opportunities through new planting to restore hedgerows to the benefit of wildlife. 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 rule<sup>5</sup>, of a considerable age. An OS map of the village dating from 1842 reveals much the same configuration of fields and lanes with 'hedge' symbols<sup>6</sup>. 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).
- 4.18 A Survey of the hedgerow species, from Spout Lane to Moss Farm, was conducted for the purposes of this plan and revealed the following:

<sup>5</sup> 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.

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

Location	Species
<b>On each side of the lane, predominant species</b>	Common Hazel ( <i>Corylus avellana</i> ) Hawthorn ( <i>Crataegus monogyna</i> )
<b>Other species, intermittent:</b>	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> )
<b>Climbers, found intermittently:</b>	Blackberry ( <i>Rubus fruticosus</i> ) Dog Rose ( <i>Rosa canina</i> ) Honeysuckle <i>Lonicera periclymenum</i> ) Ivy ( <i>Hedera helix</i> )
<b>Hedge bottoms</b>	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.
<b>Trees incorporated into hedgerows:</b>	Common Ash, Common Beech, English Elm, English Oak, various stages of maturity.

**Dry Stone Walls and Lane Banks**

4.19 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 sites which consist largely of 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.

**Renewable Energy Projects**

4.20 In the consultation on Issues and Options 92% of respondents supported a policy to protect landscape character in Wennington NDP. There were concerns about potential impacts on landscape character from large scale renewable energy projects such as the major solar panel scheme in the neighbouring parish of Bentham. Such development in the Parish of Wennington could have an adverse impact on the setting of the Forest of Bowland AONB which lies to the south. Policy EN4 Areas of Outstanding Natural Beauty in the emerging Part

One: Strategic Policies and Land Allocations DPD seeks to protect and enhance the landscape and character of AONBs. Therefore large scale renewable energy projects in Wennington which would have an unacceptable adverse impact on the setting of the Forest of Bowland AONB and the local landscape character of Wennington will be resisted.

## **Policy WEN2 – Protecting and Enhancing Local Landscape Character**

**Development proposals should protect and enhance local landscape character by using locally appropriate materials, landscaping schemes and boundary treatments. Proposals should 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 below the skyline.**

### **Significant Views**

**The identified Significant Views on Map 4 make an important contribution towards local visual amenity and the neighbourhood area’s landscape character. Development proposals should not impact on these Significant Views which are locally valued.**

**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.**

**Landscaping schemes in areas where hedgerows have been lost or are unmanaged should restore hedgerows through new planting to benefit wildlife.**

### **Renewable Energy Projects in the Open Countryside**

**Renewable energy projects in the rural area of Wennington Parish will only be supported where there would be no adverse impact on the setting of the Forest of Bowland AONB and the local landscape character of Wennington Parish.**

**Lancaster Planning Policies**

<b>Document</b>	<b>Policies</b>
Lancaster District Local Development Framework 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 DM17: Renewable Energy Generation Policy DM28: Development & 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 17<sup>th</sup> century. Date stones are provided above the front door on some properties – see photos below.

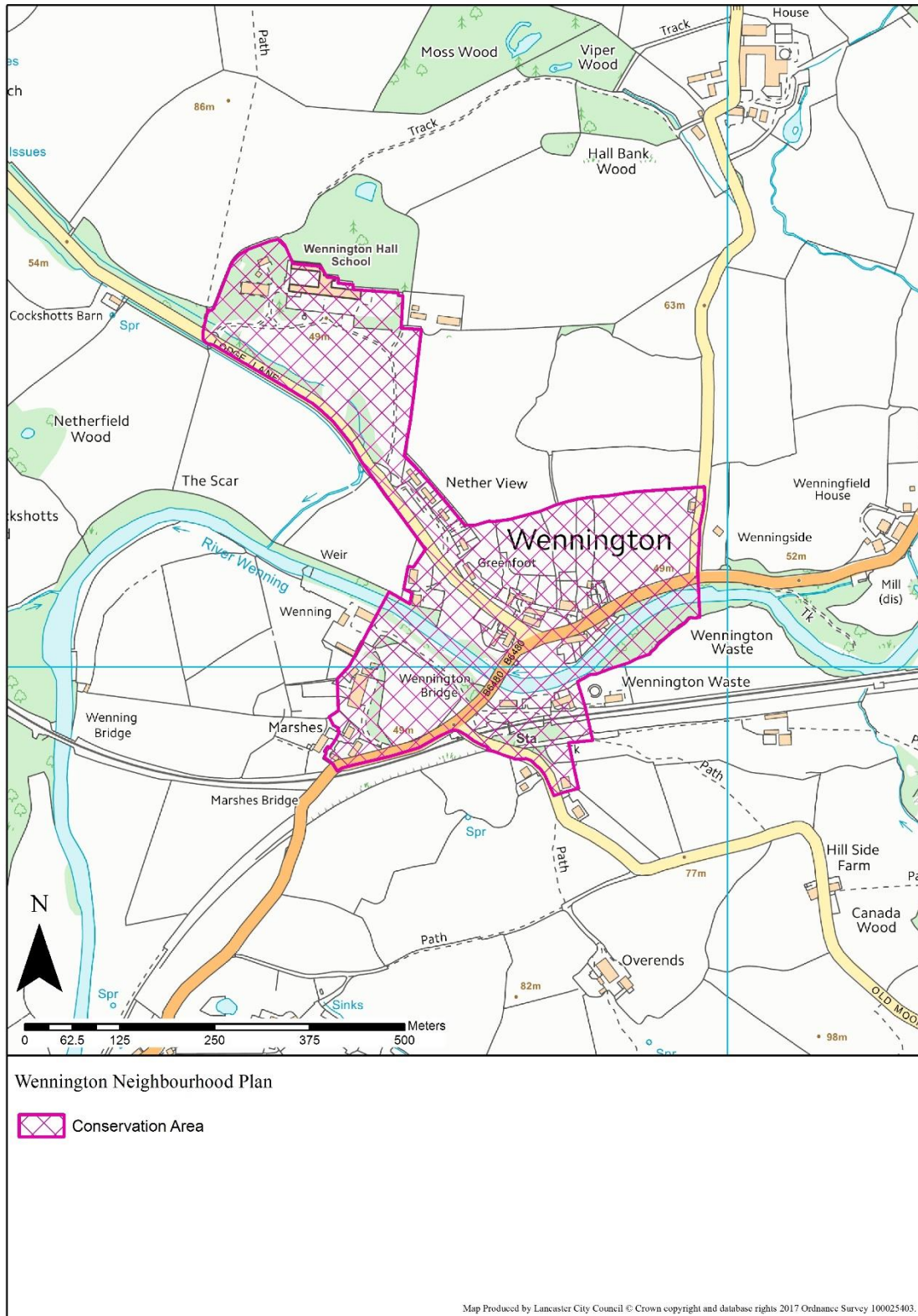


Some of the older date stones in the Parish

- 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 5 below.



**Map 5 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. Numbers 1 to 4 are 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. Numbers 5 to 8 are of Claughton brick construction with slate roofs.



The only original 'Airey' house in Wennington (right). The house next door has clearly 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-17<sup>th</sup> 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 It is proposed that during the Plan period the Parish Council will undertake work to prepare a list of locally important non-designated built heritage assets, in consultation with local residents and Lancaster City Council.

- 5.15 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.
- 5.16 The results of the consultation on Issues and Options showed that 92% of respondents would like to see a locally specific policy in the NDP which encourages good design.

### **Policy WEN3 – Encouraging Good Design**

#### **Heritage and Design**

**Both designated and non-designated heritage assets will be preserved or enhanced in a manner appropriate to their significance.**

**Development proposals for new buildings, extensions and conversions of existing buildings will be supported where designs enhance and reinforce the local distinctive character and historic context of Wennington.**

**In the Conservation Area, all proposals should demonstrate how the design is appropriate in terms of scale, height, materials and detailing to the character and appearance of the Conservation Area.**

#### **New Buildings**

**New buildings should be of a scale and height which respond to the characteristics of the site and its setting. New buildings should be:**

- 1. Modest in scale, of one, two or three storeys in height (depending on the context) and either detached or grouped in small terraces.**
- 2. Building lines should reflect adjacent development and either come up to the road frontage or be set slightly back behind footways or low boundary walls.**
- 3. Rooflines should be consistent in single properties or slightly varied where buildings are developed in small terraces.**
- 4. 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 natural materials should be used such as local sandstone for elevations, and split stone flag stones and slate for roofing.**
- 5. Contemporary designs which contribute positively towards the visual interest of the local street scene also will be supported. Such proposals are encouraged to use high quality traditional materials such as local stone in innovative ways.**

**In all new development the residential amenity of adjoining occupiers should be safeguarded.**

**Extensions**

**Extensions to existing properties will be supported where they meet the following criteria:**

- 1. The scale, height and form are subordinate in scale to the existing building and the character of the street scene is protected.**
- 2. Materials are compatible with the materials of the original building.**
- 3. Traditional boundary treatments are retained.**

**Conversions**

**Proposals for conversions will be supported where buildings are capable of conversion without complete rebuilding, and where proposals do not detract from the character of the original building.**

**Car Parking**

**Development should provide on-site parking in line with Lancaster District's most up to date adopted parking standards<sup>7</sup>.**

**Cumulative Impacts**

**The cumulative impacts of development proposals should be assessed in any planning applications.**

**Lancaster Planning Policies**

<b>Document</b>	<b>Policies</b>
Lancaster District Local Development Framework 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 Adopted December 2014	Policy DM35: Key Design Principles

<sup>7</sup> See Policy DM22: Vehicle Parking Provision, A Local Plan for Lancaster District 2011-2031 Development Management DPD Adopted December 2014, Appendix B Car Parking Standards, and Policy 7 Parking, Joint Lancashire Structure Plan, adopted March 2005  
<http://www.lancashire.gov.uk/media/297246/LCC15-Joint-Lancashire-Structure-Plan-2001-2016-adopted-March-2005.pdf>



## Housing

- 5.17 Under Policy DM42 of the 2014 Development Management DPD, Wennington is not identified as a sustainable rural settlement. New housing in Wennington which is now classed as an 'other rural settlement' will only be considered acceptable where it can be demonstrated that development will enhance or maintain the vitality of the local community. Proposals lacking a sufficient justification will be considered using Rural Exceptions criteria.
- 5.18 In the emerging New Local Plan Part One: Strategic Policies and Land Allocations DPD Wennington is identified as a Rural Village in the Lancaster District Settlement Hierarchy. The emerging Local Plan sets out that in these settlements new development will only be supported where it is clearly demonstrated that they are meeting proven local needs.
- 5.19 With this in mind, the Wennington Parish Housing Needs Survey was undertaken in summer 2017 to establish whether there are 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.
- 5.20 Therefore it is proposed that the NDP does not include a site allocation 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. This approach was supported by a majority of respondents during the consultation on Issues and Options with 68% of respondents agreeing that the NDP should not include any site allocations although 20% ticked No to this proposal, and 12% did not answer the question.
- 5.21 However, the responses to the Issues and Options consultation did suggest a majority of respondents (76%) would support a local criteria based policy to guide any speculative housing development that may come forward over the plan period. The Parish Council has a history of supporting conversions of redundant and disused buildings for residential development and it is appropriate that the NDP should continue to reflect this approach by providing a positive planning framework to support future proposals.

### **Policy WEN4 - New Housing**

**Minor development for housing in or adjoining the settlement of Wennington will be supported where:**

- 1. Proposals involve the sensitive conversion of existing redundant and vacant former agricultural or other buildings subject to criteria in Policy WEN3 - Encouraging Good Design; or**
- 2. Schemes are for new housing and development which would maintain and enhance the vitality of the local community and meet a proven local need in respect of type, size and tenure as identified in the most up to date Strategic Housing Market Assessment, supporting evidence for the Neighbourhood Plan, or other up to date and robust local housing needs evidence.**
- 3. Development is located in areas which are not at risk of flooding and would not exacerbate existing problems of surface water flooding (see Policy WEN7).**

**Housing proposals should not lead to a detrimental impact on the character of the village, and should demonstrate that appropriate access and car parking can be achieved and that residential amenity of neighbouring occupiers is protected.**

**In respect of newbuild housing preference will be given to proposals which are located on previously developed (brownfield) land and/or involve the infilling of small sites within the existing built up area of the village.**

**Affordable Housing**

**Proposals will be required to provide on-site affordable housing in accordance with adopted policies of the Lancaster Local Plan.**

**Lancaster Planning Policies**

<b>Document</b>	<b>Policies</b>
Lancaster District Local Development Framework Core Strategy 2003 - 2021 Adopted 2008	Policy SC 3 Rural Communities
Lancaster District Local Plan 2008 (Saved Policies)	Policy H11
A Local Plan for Lancaster District 2011-2031  Development Management DPD Adopted December 2014	Policy DM42 Managing Rural Housing Growth Sustainable Rural Settlements

## 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, silcomber, 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 BnB' 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 (B4RN) 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.
- 6.11 The results of the consultation on Issues and Options showed that 84% of respondents would like to see a policy in the Wennington NDP to support the rural economy.

### **Policy WEN5 – Supporting the Rural Economy**

**Development proposals for live / work units where a genuine need has been demonstrated for such accommodation, small scale development in association with a local business and facilities linked to the visitor economy, will be supported where:**

- 1. Development minimises any adverse impacts on landscape character, the natural environment and wider countryside and 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, other motor vehicle and cycle parking is provided on site for employees and visitors; and**
- 3. Proposals include the re-use or conversion of existing buildings or well-designed new buildings.**

**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.**

**Lancaster Planning Policies**

<b>Document</b>	<b>Policies</b>
Lancaster District Local Development Framework 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



## 7.0 Local Infrastructure



A bus negotiating '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 hyper-fast 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 doctor's 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 2011<sup>8</sup>. 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 2016<sup>9</sup>. 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.



The lack of a footway east 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

<sup>8</sup> <http://www.lancashire.gov.uk/council/strategies-policies-plans/roads-parking-and-travel/local-transport-plan.aspx>

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

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. There are two statutory footpaths in the parish used by villagers and walkers for recreation. (See paragraph 4.14 for details). Maintenance of these footpaths is important to preserve these facilities.
- 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 site 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. More recently there was a crash involving a lorry and a car in May 2018 when a driver was taken by air ambulance to Preston Hospital.
- 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 (e.g. 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 and the rail/bus interchange is not within the designated area for the neighbourhood plan, but it is a significant transport asset for the village and its role and function as a rural transport hub will be encouraged.

- 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 7 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 2016<sup>10</sup> states that the station has potential to become a rural transport hub. It is not clear what this entails as there is already 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.
- 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.
- 7.25 The results of the consultation on Issues and Options showed that a majority of respondents (80%) would like to see a policy in the Wennington NDP which addresses local transport and accessibility issues.

## **Policy WEN6 – Transport and Accessibility**

**Sustainable development proposals within the Parish which support and enhance the potential of Wennington Station as a rural transport hub will be supported.**

**Development proposals should be located in areas of the village where there is in existence, or where facilities can be achieved through the provisions of the development proposal, safe pedestrian access to public transport facilities such as bus and rail services.**

<sup>10</sup> <http://www.lancashire.gov.uk/media/899614/final-lancaster-highways-and-transport-master-plan.pdf>



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

**Proposals for new development will be required to demonstrate that any potential adverse impacts on local highways from additional traffic can be resolved or suitable mitigation measures put in place appropriate to the rural road network.**

**Lancaster Planning Policies**

Document	Policies
Lancaster District Local Development Framework 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

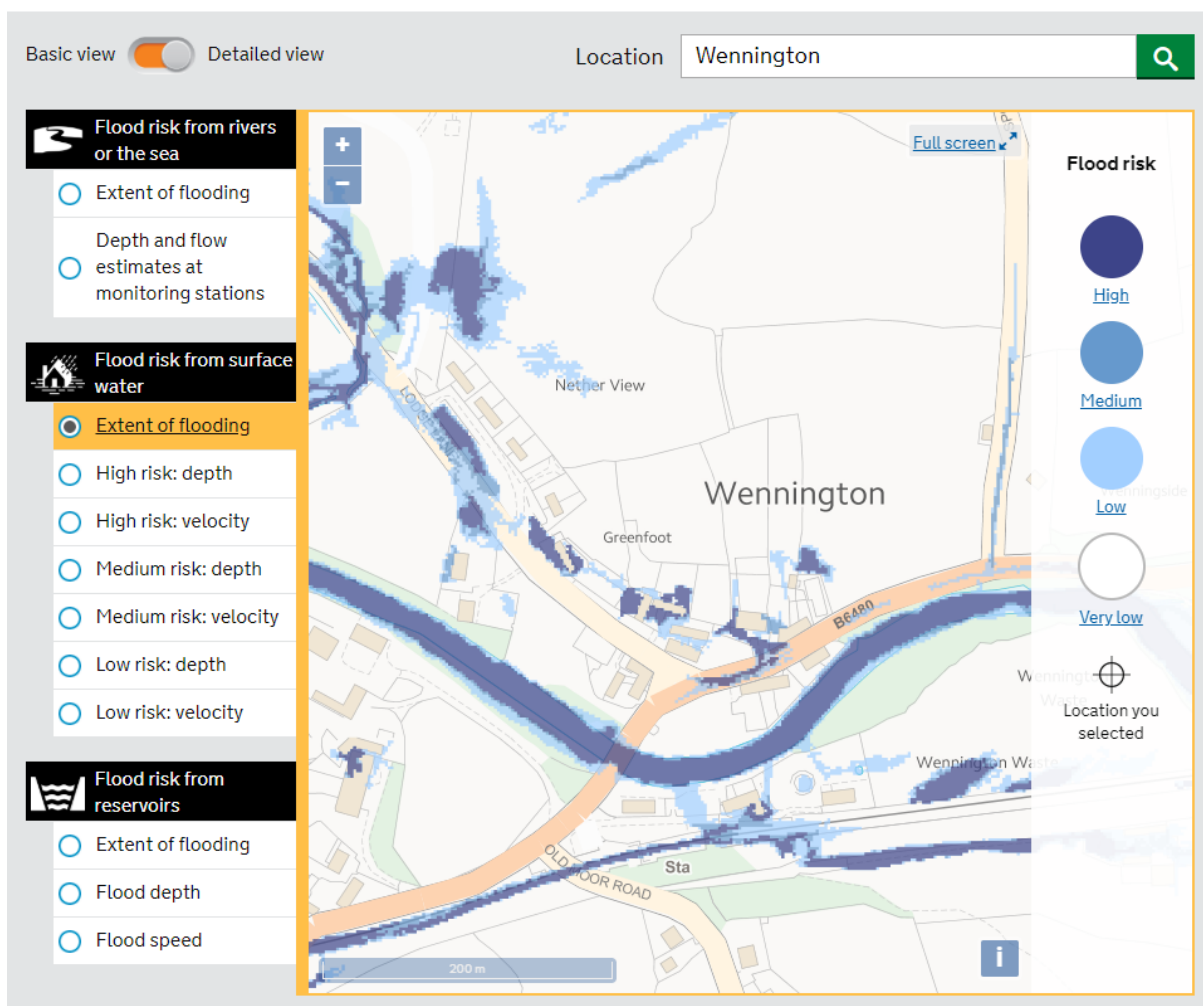
## 8.0 Flooding

- 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 risk assessment mapping provides information about areas at risk of flooding from different sources – see Maps 6 and 7 below.

Map 6 Surface Water Flood Risk Map – Wennington

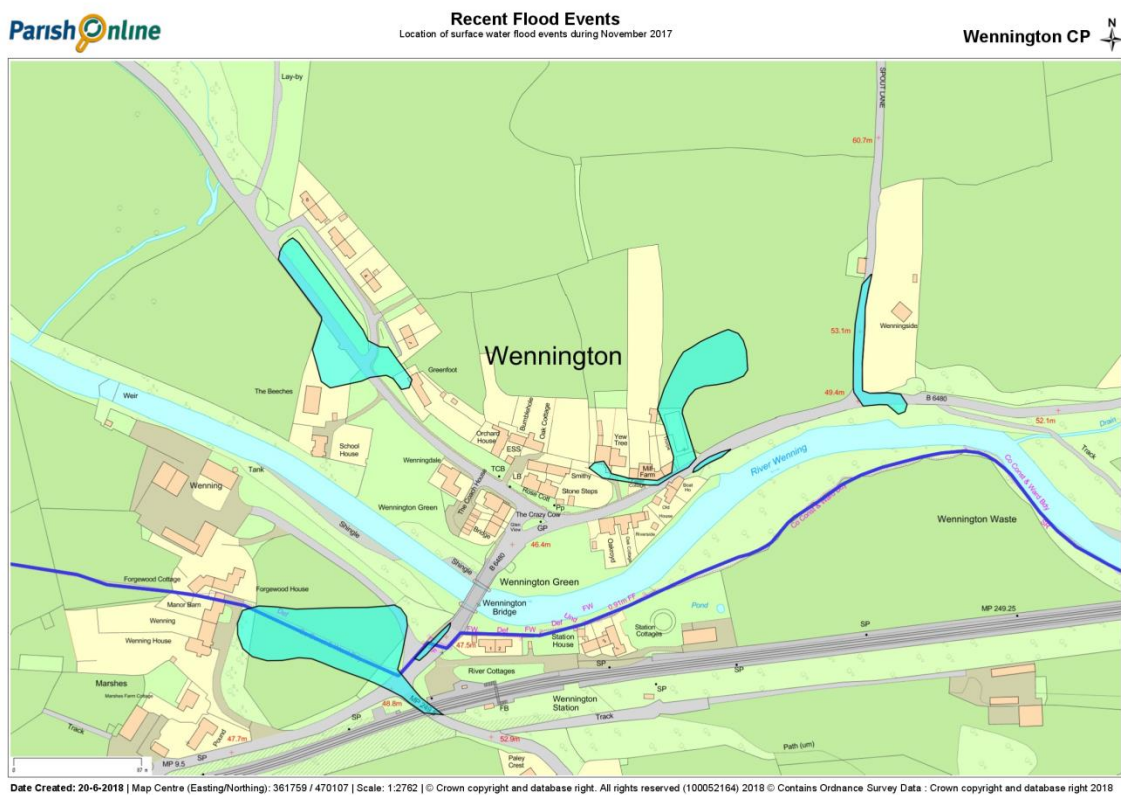


Source: <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>

- 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 appear to cope with normal levels of rainfall, there are times during extended periods of heavy rainfall when large areas of standing water appear.

8.4 There is emerging evidence that the frequency and extent of surface water flooding has increased since 2015 and Storm Desmond. Whilst acknowledging that climate change is a contributory factor, the lack of gully maintenance and poor land management has resulted in recent surface water flooding across the Parish of Wennington. In order to build on existing data, Wennington Parish Council has approved the collection of evidence in relation to surface water flooding. It is intended that this information will be shared with statutory authorities to inform future planning processes. Figure 2 shows the extent of recent surface water flooding in Wennington Parish. 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. It is essential that the gullies and culverts are kept clear and free of debris.

**Figure 2 Recent Surface Water Flood Events (since November 2017)**



**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. In November 2017, as this Neighbourhood Plan was being prepared, further flooding occurred on the Green at Nether View. Following prolonged rainfall, surface water from the Green ran into a nearby property causing considerable damage to the ground floor.



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. The cellar was flooded for a second time during the heavy rain in November 2017.

**c) Spout Lane.**

Rain that falls on the fields to the East of Spout Lane quickly drains onto the lane and down onto the B6480 Bentham Road. A large area of carriageway floods across the road towards the Waste. Two further flood sites regularly occur further up the lane at the corner before Mill Croft and the road depression before Spout Lane meets Back Lane.

**d) B6480 adjacent to the Cravens.**

Extensive localised flooding occurs across the carriageway on the bends of B6480 to the South of the entrance to the Cravens. The cause is partly due to the nearby little brook being unable to carry the volume of rain water.

**e) Ravenclose Road.**

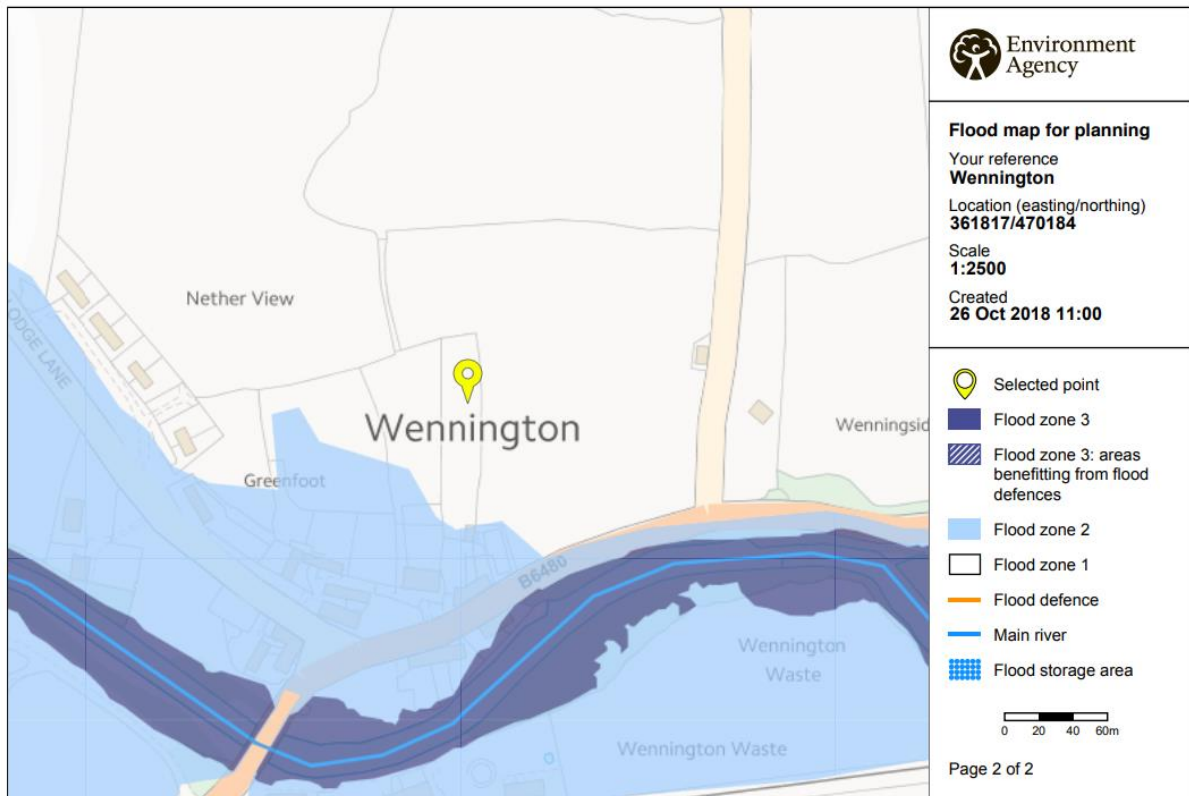
Extensive localised flooding occurs between Box Tree Farm and Ravenclose Farm, caused by the flow of water down the hill to the East from Ravenclose Brow.

**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. 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 Flood Map for Planning (Map 7) shows the flood zones associated with fluvial flooding from the River Wenning. A narrow zone of Flood zone 3 is closely

associated with the river and affects a very limited number of properties. This is defined as having a high probability of flooding (>1% annual probability of flooding, or 1 in every 100 years). Flood Zone 2 extends further out from the river, incorporating more of the village of Wennington. This is defined as having a medium probability of flooding (1%- 0.1% annual probability of flooding). The River Wenning at Wennington is included in an Environment Agency Flood Alert Area: Lower River Lune and Conder, allowing for residents to sign up to receiving flood alert messages.

**Map 7 Flood Map for Planning - Wennington**



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**Groundwater Flooding**

- 8.6 Groundwater 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 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.

**Roles and Responsibilities**

- 8.8 Under the Flood and Water Management Act 2010 flood risk management is delivered by Risk Management Authorities which include the Environment Agency, Lead Local Flood Authorities, Water and sewerage companies, and the highways authorities. The Environment



Agency has a strategic overview of all sources of flooding and coastal erosion. It is also responsible for flood and coastal erosion risk management activities on main rivers, regulating reservoir safety, and working in partnership with the Met Office to provide flood forecasts and warnings. It must also look for opportunities to maintain and improve the environment for people and wildlife while carrying out all of its duties. Lancashire County Council is the Lead Local Flood Authority. They lead in managing local flood risks (i.e. risks of flooding from surface water, ground water and ordinary (smaller) watercourses). This includes ensuring co-operation between the Risk Management Authorities in their area. In addition the Parish Council is working with Lancaster City Council in order to set up a Community Emergency Plan (CEP). The plan is on-going, but when initially suggested, it met with considerable support from villagers.

- 8.9 The results of the Housing Needs Survey showed that 95% of respondents did not support the development of new housing in recognised flood zones or areas prone to surface water flooding. The results of the consultation on Issues and Options showed that a majority of respondents (88%) supported a policy in the NDP to address surface water flooding.

**Policy WEN7 – Reducing Surface Water Flooding**

**In areas where surface water flood risk is a known issue, as identified on Map 6, development proposals will be resisted unless suitable mitigation can be provided which does not exacerbate surface water flooding beyond the site and wherever possible seeks to provide a betterment.**

**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 unless deemed inappropriate.**

**Lancaster Planning Policies**

<b>Document</b>	<b>Policies</b>
Lancaster District Local Development Framework 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

## 9.0 Next Steps

- 9.1 This is the final version of the NDP. At the referendum, on the 14<sup>th</sup> February 2019, all (i.e. 100%) of the voters supported NDP. The referendum attracted a 60.2% voter turnout. The next stage is for the NDP to be made by Lancaster City Council and used to help determine planning applications.
- 9.2 The Wennington NDP Policies will be monitored as set out in the monitoring and implementation framework in Appendix 1 and the Plan reviewed at appropriate key stages such as following the adoption of the new Local Plan for Lancaster City Council.

## Appendix 1 Monitoring and Implementation Framework

Policy Number	Policy Title	Monitoring Process	Monitoring Data
Policy WEN1	Protecting and Enhancing Local Wildlife	Review of planning applications	The extent to which successful planning applications enhance the overall opportunity for biodiversity (Target = 75%)
Policy WEN1	Protecting and Enhancing Local Wildlife	Review of planning applications	No net loss (n) of sites designated for their nature conservation value or ancient woodland over the Plan period (Target = 100%)
Policy WEN1	Protecting and Enhancing Local Wildlife	Review of planning applications	Proportion (%) of local wildlife sites (biological heritage sites) where monitoring and/or positive conservation management has been or is being implemented, over a 5 year period. (Target = 80%)
Policy WEN1	Protecting and Enhancing Local Wildlife	Review of planning applications	Number of planning permissions resulting in net gain to wildlife habitats (e.g. new planting, bird boxes, bat boxes) over the plan period (Target = 75%)
Policy WEN1	Protecting and Enhancing Local Wildlife	Review of planning applications	Length of new hedgerow planted and/or numbers of new trees planted over the plan period (Target = 1km hedge/50 trees)
Action: Based on the above monitoring data, over a 5 year period (2019-2024), discuss & agree with GMEU an appropriately focused follow up biodiversity audit			
Policy WEN2	Protecting and Enhancing Local Landscape Character	Review of planning applications	Applications refused/approved on landscape grounds where policy WEN2 of the Wennington Neighbourhood Plan is cited as a reason for decision
Policy WEN3	Encouraging Good Design	Review of planning applications	The numbers of locally listed buildings, buildings on the heritage at risk register as published by Historic England, applications refused/approved on heritage or design grounds where policy WEN3 of the Wennington Neighbourhood Plan is cited as a reason for decision
Action: Work with Lancaster City Council to bring forward a Conservation Area Character Appraisal for Wennington Conservation Area when capacity allows			

WEN4	New Housing	Review of planning applications	The numbers of affordable houses delivered in Wennington, the number of vacant or redundant buildings converted to residential use with planning permission
WEN5	Supporting the Rural Economy	Review of planning applications	The extent to which successful planning applications will provide demonstrable benefits to the local economy
WEN6	Transport and Accessibility	Review of Network Rail passenger information	The number of bus and rail services per day, passenger numbers at Wennington Station, applications refused/approved on highways grounds where policy WEN6 of the Wennington Neighbourhood Plan is cited as a reason for decision
WEN7	Reducing Surface Water Flooding	Review of planning applications	Applications determined against the advice of the Environment Agency or Lead Local Flood Authority (Lancashire County Council)

## Appendix 2 Results of Biodiversity Audit, Spring 2018

**Table 2 Lancashire Key Species recorded in 2018 field surveys**

Common Name	Taxon group
Skylark	Bird
Long-stalked yellow sedge	Flowering plant
Melancholy Thistle	Flowering plant
Kestrel	Bird
Japanese knotweed	Flowering plant
Oystercatcher	Bird
Swallow	Bird
Bluebell	Flowering plant
Tutsan	Flowering plant
Indian balsam	Flowering plant
Blunt-flowered rush	Flowering plant
Brown Hare	Mammal
Welsh poppy	Flowering plant
Bogbean	Flowering plant
Grey Wagtail	Bird
Natterer's Bat	Mammal
Curlew	Bird
House Sparrow	Bird
Wood Warbler	Bird
Scots pine	Flowering plant
Pipistrelle	Mammal
Brown long-eared bat	Mammal
Solomons seal	Flowering plant
Dunnock	Bird
Rhododendron	Flowering plant
Wood club-rush	Flowering plant
Starling	Bird
Song thrush	Bird
Mistle thrush	Bird
Lapwing	Bird



**Table 3 Bird Species Recorded During 2018 Surveys**

<b>Common Name</b>	<b>Confirmed Breeding?</b>
Great Tit	<b>Yes</b>
Blue Tit	<b>Yes</b>
Coal Tit	
Robin	
Wren	<b>Yes</b>
Chiff-chaff	
Long-tailed Tit	
Kingfisher	
Magpie	<b>Yes</b>
Black-headed Gull	
Pheasant	
Crow	
Jackdaw	<b>Yes</b>
Great spotted woodpecker	<b>Yes</b>
Jay	<b>Yes</b>
Willow Warbler	
Wood Warbler	
Woodpigeon	
Kestrel	
(French) Partridge	
Curlew	<b>Yes</b>
Oystercatcher	<b>Yes</b>
Grey Heron	
Buzzard	
Barn Owl*	
Little Owl*	
Tawny Owl*	
Sparrowhawk	
Swallow	<b>Yes</b>
Swift	
House Martin	
House Sparrow	<b>Yes</b>
Dunnock	<b>Yes</b>
Lapwing	
Goldfinch	
Chaffinch	
Skylark	
Herring Gull	
Rook	
Dipper	
Nuthatch	
Blackbird	<b>Yes</b>
Song Thrush	<b>Yes</b>

Mallard	
Pied Wagtail	
Grey Wagtail	<b>Yes</b>
Blackcap	
Starling	<b>Yes</b>

\* *Reliable reports although not seen by surveyors*

**Table 4 Mammals Recorded in 2018 surveys**

Common Name	Scientific Name
Brown Hare	<i>Lepus europaeus</i>
Mole	<i>Talpa europaea</i>
Roe Deer	<i>Capreolus capreolus</i>
Grey Squirrel	<i>Sciurus carolinensis</i>
Hedgehog	<i>Erinaceus eurpaeus</i>
Brown long-eared Bat	<i>Plecotus auritus</i>
Natterer's Bat	<i>Myotis nattereri</i>
Common Pipistrelle Bat	<i>Pipistrellus pipistrellus</i>
Noctule Bat	<i>Nyctalus noctula</i>
Otter*	<i>Lutra Lutra</i>

\* *Reliable reports although not seen by surveyors*

**Table 5 Invertebrates Recorded in 2018 surveys**

Common Name	Scientific Name
Speckled Wood butterfly	<i>Pararge aegeria</i>
Peacock butterfly	<i>Aglais io</i>
Common blue damselfly	<i>Enallagma cyathigerum</i>
Buff-tailed bumblebee	<i>Bombus terrestris</i>

**Flowering Plants Recorded in the Parish of Wennington, 2018 (common names only)**

Bramble	Bush vetch	Alder
Elder	Broad-leaved dock	Cuckoo flower
Red Campion	Snowberry	Holly
Rowan	Silverweed	Compact rush
Greater Stitchwort	Pineappleweed	Lesser celandine
Common Nettle	Scented mayweed	Opposite-leaved golden saxifrage
Violet	Timothy	Wood sedge
Sycamore	Blackthorn	Hairy wood rush 36
Ramsons	Oak	Ash
Alder	Meadow buttercup	Blackthorn
Wood Anemone	Curled Dock	Foxglove
Lords-and-Ladies	Gorse	Ragged robin
Annual Meadow-grass	Bilberry	Lesser burdock
Brooklime	Sycamore	Ribwort plantain
Dog's Mercury	Common Ivy	Greater plantain
Groundsel	Cleavers	Silverweed
Red Fescue	Herb Robert 35	Red dead-nettle
Spear thistle	Wood avens	Yellow Iris
Silver Birch	Perennial rye grass	
Ground elder	Butterbur	
Cock's foot	Garlic mustard	
Wild cherry	Ramsons	
Daisy	Cow parsley	
Bluebell	Welsh poppy	
Common Chickweed	Wood sorrel	
Goat willow 34	Meadowsweet	
False oat-grass	Himalayan	
Hedge bindweed	Honeysuckle	
Sticky mouse-ear	Hard rush	
Creeping thistle	Soft rush	
Hazel	Horse chestnut	
Hawthorn	Common bent	
Red Campion	Creeping bent	
Russian comfrey	Beech	
Dandelion	Hogweed	
White clover	Creeping soft grass	
Red clover	Yorkshire fog	
Common sorrel	Beech	

## Appendix 3 Acronyms

AONB	Area of Outstanding National Beauty
DPD	Development Plan Document
GMEU	Greater Manchester Ecology Unit
NCA	National Character Area
NDP	Neighbourhood Development Plan
NPPF	National Planning Policy Framework
NPSG	Neighbourhood Plan Sub-Group



**Wennington Parish Council**

**April 2019**