

- e) Adequate provision must be made in all new developments to enable the effective and efficient management and removal of domestic or commercial waste.
- f) Development must, where appropriate, ensure that vehicular access is provided to the boundary with any adjacent land so that the ability to develop such land is not prejudiced or prevented.

6.5 Environmental Assets

6.5.1 The environment is a limited resource. Once an environmental asset has been damaged or destroyed, it is normally impossible to restore it to its original condition. Wyre will change during the lifetime of this Local Plan and development will have some effect on the environment. It is important to ensure that the right balance is struck between environmental concerns and development benefits.

6.5.2 Green infrastructure has multiple benefits and functions including economic, nature, recreation, health and well-being. Green infrastructure helps reduce air pollution, and reduce and manage flood risk. It includes public open spaces, school playing fields, church grounds, cemeteries, outdoor sport grounds and sites of local/national/international ecological and geological interest. Any mitigation or compensation measures required under Policy CDMP4 must be evidence based. The adopted Policies Map shows the key elements Green Infrastructure but it does not capture all sites including for example all open spaces on residential estates. Large areas of countryside in Over Wyre and within the Forest of Bowland AONB are also designated as Green Infrastructure because of their local/national/international ecological and geological interest.

6.5.3 'Landscape'³² in Policy CDMP4 is relevant both within and outside settlement boundaries.

CDMP4 Environmental Assets

1. Development proposals should, where possible:
 - a) Provide enhancements in relation to the environmental assets in this policy; and
 - b) Seek to minimise or eliminate net environmental impact.
2. Development will be required to be accompanied by proposals to mitigate the overall environmental impact and maximise further opportunities to improve the environmental outcomes. Where mitigation measures are not considered adequate, appropriate on or off site compensation measures will be sought to off-set the environmental impact of the development.
3. Development will be permitted where, following implementation of any required mitigation, there is no unacceptable impact on environmental assets or interests, including, but not limited to, green infrastructure, habitats, species, soils, water quality and resources and trees and hedgerows.

Green Infrastructure

4. Development proposals will be expected to protect and enhance the functionality and interconnectivity of Green Infrastructure as a whole.

³² The term 'landscape' refers to all the visible features of an area of land together as a scene; it is often considered in terms of their aesthetic appeal.

5. The adopted Policies Map identifies the key elements of Wyre's Green Infrastructure. This includes parts of designated countryside areas on the urban peninsula and Coastal Sands.
6. Where appropriate development must be designed to make a positive contribution to Wyre's Green Infrastructure through:
 - a) Inclusion of multi-functional landscaped public open space in the development;
 - b) Retention and enhancement of existing ecological and landscape features on the site;
 - c) Incorporation of features in the built fabric that support and enhance key local species;
 - d) Provision for active travel on foot or bicycle;
 - e) Physical and functional connections with neighbouring Green Infrastructure sites or countryside areas; and
 - f) The creation of new areas of trees and woodland.
7. Development involving the partial or complete loss of land identified as Green Infrastructure on the adopted Policies Map or any unidentified areas including playing fields will not be permitted unless it is demonstrated that:
 - a) A connected network of green spaces is maintained; and
 - b) The development can be accommodated without the loss of the function of the Green Infrastructure site; or
 - c) The site is surplus to requirements; and
 - d) The impact on the green infrastructure as a whole can be mitigated or compensated for through the direct provision of new or improved Green Infrastructure elsewhere of the same or improved functionality and accessibility, or through the provision of a financial contribution to enable this to occur; or
 - e) The need for or benefits arising from the development demonstrably outweigh the harm caused, and the harm has been mitigated or compensated for so far as is reasonable.
8. All development that includes an element of Green Infrastructure will be required to secure the appropriate maintenance of the space in the long term.

Water Courses and Bodies

9. Wyre's rivers and water bodies, including the Lancaster Canal, are important components of Green Infrastructure. Development alongside water courses or bodies should wherever possible make active use of the water through the layout and orientation of development and the integration of the water and its environs into the development's public space. In addition it should enhance the waterside environment and boost the Green Infrastructure function of the water course or body. Development close to water courses or bodies should not sever recreational routes, prejudice recreational uses, reduce water quality, diminish the ecological value of the water body or environs, increase flood risk or interfere with culverts or drainage.

Habitats, Species and Ecological Networks

10. The Borough's designated and undesignated ecological assets will be protected, enhanced and managed with the aim of establishing and preserving functional networks which facilitate the movement of species and populations and protect the Borough's

biodiversity. Development should contribute to the restoration, enhancement and connection of natural habitats through the provision of appropriate Green Infrastructure and to a net gain in biodiversity where possible.

11. Where development is considered necessary within or affecting an internationally or nationally designated site, adequate mitigation measures and/or compensatory habitat creation will be required through planning conditions and/or obligations. Where significant harm to designated sites resulting from development cannot be avoided, adequately mitigated or, as a last resort, replaced or compensated, the development will not be permitted. A project specific Habitat Regulation Assessment (HRA) may be required and should have regard to the mitigation measures in the Local Plan Habitats Regulations Assessment. Residential developments located within 3.5km of Morecambe Bay, a European protected nature conservation site will be required to prepare a Home Owners Pack for future home owners highlighting the sensitivity of Morecambe Bay to recreational disturbance
12. Development affecting habitats or species of local importance, including Biological Heritage Sites, or habitats or species listed in the Lancashire Biodiversity Action Plan and Lancashire Key Species³³ will not be permitted unless the harm caused is significantly and demonstrably outweighed by other planning considerations and an appropriate mitigation can be secured or as a last resort, the loss is replaced or adequately compensated.
13. Development that would result in the further fragmentation of, or compromises the function of, Wyre's ecological network will not be permitted unless:
 - a) The harm caused is significantly and demonstrably outweighed by other planning considerations; and
 - b) An appropriate mitigation and compensation strategy can be secured.

Landscapes and Geological Sites

14. New development will be required to have regard to relevant National Character Areas³⁴ and take into consideration the site's landscape setting including local and long distance views, in and out of the site.
15. Development permitted by other policies of the Plan should have no unacceptable cumulative impact on landscape character within or outside settlement boundaries and the principal elements and features associated with it. Development proposals should be designed to avoid negative landscape effects and where this is not possible negative landscape effects should be effectively mitigated.
16. Development likely to damage or destroy a designated geological site will not be permitted unless the harm caused is significantly and demonstrably outweighed by other planning considerations and an appropriate mitigation strategy can be secured.

Agricultural Land

17. Development which is likely to lead to the permanent loss of the best and most versatile agricultural land (grades 1, 2 and 3a) will not be permitted unless supported by other

³³ The Lancashire Biodiversity Action Plan and Lancashire Key Species are available on the Lancashire Ecological Records Network website.

³⁴ National Character Areas are available on Natural England website at <http://publications.naturalengland.org.uk/category/587130>

policies in the plan or it is demonstrated that the loss is outweighed by other planning considerations.

Water resources

18. Development which would have an unacceptable effect on the quality or yield of groundwater or surface water resources will not be permitted. Development within a Source Protection Zone will be required to demonstrate no adverse impact to ground water quality including through leakage. Where relevant, mitigation will be required.
19. Development will be required to protect the water quality of existing water resources, such as watercourses, coastal waters and groundwater.
20. Developments using private water supplies will only be permitted if it is demonstrated that the water supply meets current quality standards.

Trees and Hedgerows

21. Development will be expected to incorporate existing trees and hedgerows into the design and layout of the scheme where possible unless their loss is essential to allow the development to go ahead and is supported by evidence in a tree or hedgerow survey.
22. Where tree and hedgerow loss is unavoidable, an equivalent amount of new trees and hedgerows of suitable species should be proposed unless a clear justification is provided for not doing so. Where appropriate, opportunities to increase tree and hedgerow cover should be explored.
23. Development and planting schemes must be designed so as to avoid:
 - a) Damage to existing trees which are to be retained; or
 - b) The potential for future conflict between buildings and trees.
24. Where development is proposed which would result in the loss of ancient woodland, protected tree(s)³⁵ or veteran tree(s), planning permission will only be granted where:
 - a) The removal of one or more trees would be in the interests of good arboriculture practice; or
 - b) It is demonstrated that the benefits of the proposed development outweighs the amenity and/or nature conservation value of the tree(s).

6.6 Historic Environment

6.6.1 Wyre has a diverse heritage stemming from the historic development of the many towns and villages. Places in Wyre have a history extending back centuries to the 'Doomsday Book'. Wyre has many buildings listed for their national historic and architectural significance and a number of designated conservation areas, historic parks and ancient monuments which contribute to local distinctiveness and identity. Places grow and change over time and the 'old' parts become an integral part of the character of today. Policy CDMP5 aims to protect the historic environment and ensure that new development is

³⁵ Protected trees include, trees covered by a Tree Preservation Order, trees in a Conservation Area and trees in protected hedgerows under the Countryside Hedgerow Regulations 1997.