



# Living Lakes Your Local Plan

## **Foreword**

Since our Core Strategy was adopted in 2010, planning policy has undergone some significant changes as set out in the National Planning Policy Framework (NPPF). As such, we need to ensure our plans are fit for purpose and conform to national planning policy. The new Local Plan will be our strategic plan for development for the Lake District up to 2035.

Our aim has been to produce a planning framework that delivers the homes, communities and countryside that the Lake District wants and needs. We want to deliver our vision for the Lake District to be 'an inspirational example of sustainable development in action'.

The Lake District received its inscription as a World Heritage Site in July 2017. We want World Heritage Status to be a positive force to support new investment in the Lake District's cultural and natural environment, its communities, farmers and economies.

One of our key challenges is to enable growth to provide housing and jobs whilst conserving the landscape and its Special Qualities and attributes of Outstanding Universal Value. This must be achieved in the context of moving to a Net Zero Carbon Lake District and increasing our resilience to climate change. We have gathered evidence and listened to our communities, businesses and stakeholders to find out what the key issues are in the Lake District and how we can use this plan to deliver those aspirations.

This Plan is a result of consultation and engagement with our communities, farmers, businesses, organisations and stakeholders. We hope the result of this provides our communities and stakeholders with the certainty about what we are trying to achieve and why.

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Director of Sustainable Development

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# **1 Introduction**

## **What is the Local Plan?**

[1.1.01] The Local Plan 2020 to 2035 sets out the strategy for all new development in the Lake District. It provides a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency. Local Plans are where some of the big decisions on planning for the future of our communities and use of land are made.

## **What is the purpose of the Local Plan?**

[1.1.02] The Local Plan provides planning policies which steer development decisions and guide planning applications. This Plan sets out the strategic policies we consider necessary to address the strategic priorities within the Lake District. These do not extend to detailed matters that are more appropriately dealt with through neighbourhood plans. As well as providing guidance to assess day to day planning applications, it also identifies where and how many new homes should be built, the locations where businesses need more land to expand or to create new jobs and which areas should be protected from development.

## **How have we produced the Local Plan?**

[1.1.03] We have produced the Local Plan in cooperation with a variety of stakeholders and in alignment with our Statement of Community Involvement. We have assessed future needs and opportunities within the Lake District, considered a number of options for addressing these needs and opportunities, and identified our suggested approaches. This has involved collecting and analysing evidence, understanding the main issues and discussing these with local communities, businesses and other interested parties.

[1.1.04] We commissioned an independent Sustainability Appraisal (SA) and Habitat Regulations Assessment (HRA) on the Options and Suggested Approach Document, and Published Local Plan. This also includes a Marine Conservation Zone Assessment.

[1.1.05] We have produced Supplementary Planning Documents which provide further guidance on how to implement Policy 04: Biodiversity and geodiversity, Policy 05: Protecting the spectacular landscape, and Policy 15: Housing. These can be accessed on our website [www.lakedistrict.gov.uk/localplan](http://www.lakedistrict.gov.uk/localplan).

## **National Park Authorities as Planning Authorities**

[1.1.06] Under the Environment Act 1995, the National Park Authority is the sole local planning authority for the Lake District, including the functions for Minerals and Waste. We must use these planning functions to further the National Park purposes and duty.

[1.1.07] Planning law requires that applications for planning permission be determined in accordance with the development plan, which includes local and neighbourhood plans, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions. For National Parks the English National Parks and the Broads – UK Government Vision and Circular 2010 is also relevant, providing updated policy guidance on a variety of themes, in particular, the Governments position on the delivery of housing in National Parks.

### **Status of the Local Plan**

[1.1.08] On adoption, the Local Plan 2020 to 2035 becomes the Development Plan for the Lake District and replaces (See Appendix 2 for details) the following Local Plan documents:

- Local Plan Part One – Core Strategy (October 2010)
- Local Plan Part Two – Allocations of Land (November 2013)
- Local Plan Part Three – Minerals Safeguarding Areas (November 2013)
- Saved 1998 Local Plan Policies

### **The Lake District — Spatial Portrait**

[1.1.09] Designated in 1951, the Lake District is a mountainous region in North West England of some 2,362 sq. kilometres. As well as being the largest National Park in England, it has a resident population of approximately 40,297 (2017) making it the second most populated National Park in England. Its boundary extends across parts of Eden, Allerdale, Copeland and South Lakeland districts and it encompasses 82 parishes. It is bounded by the M6 and A6 to the east. The A66 and A590 run through the northern and southern areas respectively. It has some of the country's finest upland scenery which attracts approximately 19 million visitors each year, making tourism a major industry. It was awarded World Heritage Site inscription in 2017.

### **The Purposes and Duty of National Parks**

[1.1.10] The purposes of National Park designation were first established in the 1949 National Parks and Access to the Countryside Act. The Environment Act 1995 revised the original legislation and set out two statutory purposes:

- **Conserve and enhance the natural beauty, wildlife and cultural heritage**
- **Promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public**

In pursuing the statutory purposes, National Park Authorities also have a duty to:

- **Seek to foster the economic and social well-being of local communities within the national park**

[1.1.11] Within the Lake District there are many different interests to manage. Protection of the spectacular landscape, delivering economic prosperity, enhancing vibrant and resilient communities and enabling world class tourism – the challenges and opportunities are endless. And it is widely acknowledged that the Lake District is a living, man-made cultural landscape that has evolved over time and needs to continue evolving to sustain its future.

[1.1.12 ] Section 11A of the National Parks and Access to the Countryside Act 1949 (amended by Section 62 of the Environment Act 1995) makes clear that if National Park purposes are in conflict then conserving and enhancing the natural beauty, wildlife and cultural heritage of the area must have priority. This Section of the Act enshrines in law the Sandford Committee’s recommendations, commonly known as the ‘Sandford Principle’. It is also made clear in the Act that this applies to all relevant authorities such as statutory undertakers and local authorities:

*In exercising or performing any functions in relation to, or so as to affect, land in a National Park, any relevant authority shall have regard to the purposes... and, if it appears that there is a conflict between those purposes, shall attach greater weight to the purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the area comprised in the National Park.*

[1.1.13] We will encourage and support development that is sustainable in the context of the Lake District and national planning policy on the presumption in favour of sustainable development. We have prepared this Plan to enable this to take place. Taken as a whole the Plan’s policies and principles of development outline what we consider to be sustainable development in the Lake District context but we recognise that this may change over time and therefore commit to a regular review of the Plan in line with the National Planning Policy Framework.

Figure 1: Boundary map



 Cumbria County boundary

 District boundary

 Lake District National Park boundary

## 2 Our Vision and Strategic Objectives

[2.1.01] We believe that fundamental to our ability to manage the Lake District is that we have a clear Vision for how we ultimately want the place to be. The Vision and Vision Outcomes were agreed by the Lake District National Park Partnership in 2006, and were reviewed as part of the preparation of the Lake District National Park Partnership's Plan 2015–2020. In order to deliver our collective vision our strategic objectives all relate to delivery of this Vision. The Strategic Objectives for the Local Plan are presented as “specifically this means” and the “cross cutting objectives”.

The 2030 Vision for the English Lake District is that it will be:

### **An inspirational example of sustainable development in action.**

A place where its prosperous economy, world class visitor experiences and vibrant communities come together to sustain the spectacular landscape, its wildlife and cultural heritage.

Local people, visitors, and the many organisations working in the Lake District or have a contribution to make to it, must be united in achieving this.

The 2030 Vision for the English Lake District is that it will be an inspirational example of sustainable development in action – see our four headings below and how they link to our Strategic Objectives:

### **A prosperous economy**

We will see the following Vision outcome:

Businesses will locate in the National Park because they value the quality of opportunity, environment and lifestyle it offers – many will draw on a strong connection to the landscape. Entrepreneurial spirit will be nurtured across all sectors and traditional industries maintained to ensure a diverse economy.

Specifically this means:

- A diverse and growing economy, supporting higher paid jobs, utilising a range of employment spaces that provide a choice of employment opportunities for everyone.
- Profitable and sustainable land management, farming, and forestry industries.
- The Lake District is a year round destination with more longer staying visitors supporting the economy.

### **Vibrant communities**

We will see the following Vision outcome:

People successfully living, working and relaxing within upland, valley and lakeside places where distinctive local character is maintained and celebrated.

Specifically this means:

- A balanced and resilient housing market with a high proportion of properties in permanent occupation, and a supply of new homes that meet local people's needs and maximises the delivery of affordable housing.
- Community and cultural facilities and local services are sustained, and communities have improved availability and access to well paid jobs, high quality greenspaces, recreation facilities and the countryside.

### **World Class Visitor Experience**

We will see the following Vision outcome:

High quality and unique experiences for visitors within a stunning and globally significant landscape. Experiences that compete with the best in the international market.

Specifically this means:

- Changing visitor expectations are met by a diverse range of quality accommodation.
- Every visitor has the best experience that the Lake District offers through improved attractions, high quality public realm and amenities, and accessible visitor information; in turn appreciation and understanding of the Lake District is enhanced.

### **Spectacular landscape, wildlife and cultural heritage**

We will see the following Vision outcome:

A landscape which provides an irreplaceable source of inspiration, whose benefits to people and wildlife are valued and improved. A landscape whose natural and cultural resources are assets to be managed and used wisely for future generations.

Specifically this means:

- The extraordinary beauty and harmony of the Lake District landscape and its Special Qualities and attributes of Outstanding Universal value are conserved and enhanced.
- Design is inspired by and contributes to local distinctiveness, and natural resources and cultural heritage assets are conserved, enhanced, utilised, and managed.
- Bigger, better and more joined up resilient habitats support wildlife and species, and the function of ecosystems are improved whilst the evolution of the cultural landscape is respected.

### **Strategic Objectives cross cutting themes**

## **Health and Wellbeing**

An important contribution to the nation's wellbeing is made by opportunities in the Lake District as people benefit physically and mentally.

## **Connectivity and Infrastructure**

People and businesses have complete coverage of digital infrastructure in every valley.

People move easily between destinations utilising enhanced, integrated, and sustainable transport services and infrastructure, travel and orientation information, delivering a better choice of attractive travel options.

## **World Heritage and local character**

Distinctiveness of place and individual character of valleys is recognised, and reflected by the character and form of new development, enabling the appropriate evolution and benefits befitting a National Park and World Heritage Site.

## **Climate Change and Resilience**

Resilience to climate change and extreme weather events is improved by greater adaptation and mitigation. Improved energy efficiency, local scale energy generation, improved sustainable travel options, and reducing the need to travel reduce the Lake District's Carbon Budget and mitigate predicted effects of climate change.

## **Special Qualities and Outstanding Universal Value of the Lake District**

[2.1.02] Special Qualities distinguish National Parks from each other and other areas of the country. All of the Special Qualities of the Lake District contribute in different ways to the Outstanding Universal Value of the area recognised by World Heritage Site Status. As this is the case all of the attributes of Outstanding Universal Value are specific aspects of each of the Special Qualities. This is demonstrated in Table 1. Full descriptions of the Special Qualities are found in the Partnership's Plan 2015-2020, and the attributes of Outstanding Universal Value for each valley can be found in the Nomination of the English Lake District: Volume 1 Nomination Document.

**Table 1:** Short summary of National Park Special Qualities and attributes of Outstanding Universal Value

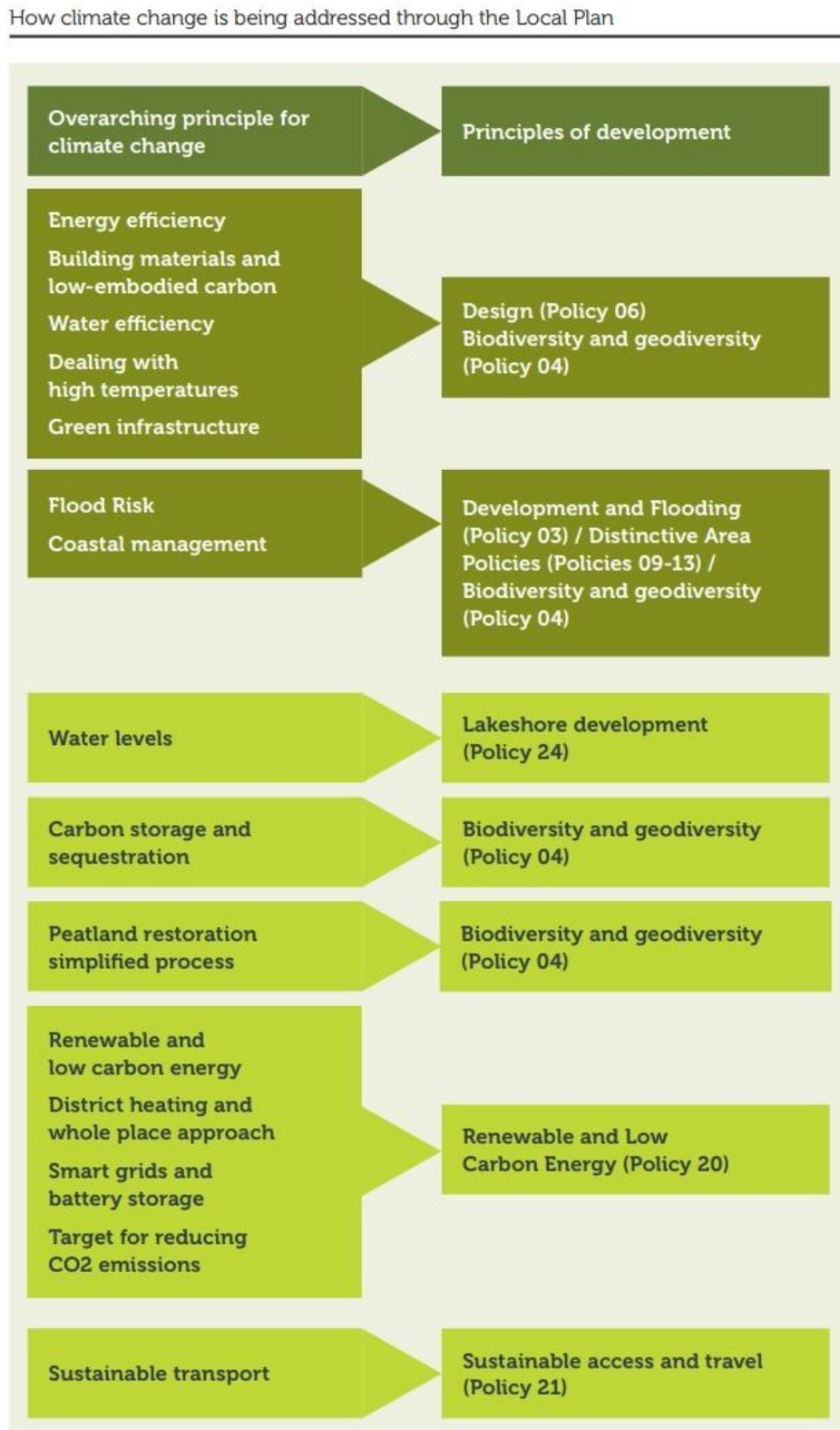
National Park Special Quality	Summary of World Heritage Site attributes of Outstanding Universal Value
A world class cultural landscape	- Extraordinary beauty and harmony...
Complex geology and geomorphology	- Extraordinary beauty and harmony... - Local industries
Rich archaeology and historic landscape	- Extraordinary beauty and harmony... - Local industries - Towns and settlements - (Vernacular buildings)
Unique farming heritage and concentration of common land	- Agro-pastoral system
The High Fells	- Agro-pastoral system – (commons)
Wealth of habitats and wildlife	- Agro-pastoral system – (semi-natural habitats created and sustained as a result of a continuing agro-pastoral systems)
Mosaic of lakes, tarns, rivers and coast	- Extraordinary beauty and harmony...
Extensive semi-natural woodlands	- Local industries – (management of woodland)
Distinctive buildings and settlement character	- Towns and settlements - Villas, gardens and formal landscapes
A source of artistic inspiration	- Sites and collections associated with the Picturesque and Romanticism
A model for protecting cultural landscapes	- Landscape conservation
A long tradition of tourism and outdoor activities	- Early tourism
Opportunities for quiet enjoyment	- The ability of people to experience the spirit and feeling of the Lake District

## Climate Change

[2.1.03] Climate change is already having a direct impact upon what the Lake District looks like and how its environment, society, and economy will function in the future. Our strategic response to the risks that climate change presents to the Vision, Special Qualities and attributes of Outstanding Universal Value must be holistic,

rather than limited to a single strategy. Therefore we have addressed climate change through a number of our policies in this document including 'Principles of development', 'Development and flooding', 'Biodiversity and geodiversity', 'Design and development', 'Lakeshore development', 'West Distinctive Area' (in relation to Coast) and 'Renewable and low carbon energy'.

**Figure 2:** How climate change is being addressed through the Local Plan



**Figure 3:** Key Diagram indicating the broad locations for strategic development to deliver the Vision



**Distinctive Areas**

- Central and South East
- East
- North
- South
- West

- Oxenholme to Windermere railway
- Mainline railway
- M6 motorway
- Primary road
- Lake District National Park boundary

**Strategic Sites**

- Bowness Bay and The Glebe
- NDA01H
- CSE01M
- Rural Service Centres

## **3 The Strategic Policies**

### **National and international significance of the Lake District**

#### **What are we trying to achieve?**

[3.01.01] We want to conserve and enhance the extraordinary harmony and beauty of the Lake District landscape, its Special Qualities, including the attributes of Outstanding Universal Value.

#### **Current situation**

[3.01.02] National Parks are subject to the highest status of protection in relation to landscape and scenic beauty. We identify the Special Qualities which distinguish the Lake District from other National Parks and other parts of the country. These Special Qualities were reviewed and revised during the preparation of the Management Plan 2015-2020.

[3.01.03] The attributes of Outstanding Universal Value identified upon inscription as a World Heritage Site all reflect the Special Qualities that distinguish the Lake District as a UK National Park. There are inevitably pressures for change, which must be accommodated sensitively and harmoniously. Development proposals affecting the Lake District including its setting will come under close scrutiny, usually by means of formal assessments and design statements, to ensure that immediate and long-term impacts are fully evaluated and will be compatible with National Park purposes (see introduction - The Purposes and Duty of National Parks).

### **Policy 01: National and international significance of the Lake District**

The extraordinary harmony and beauty of the Lake District landscape and its Special Qualities, including the attributes of Outstanding Universal Value, will be conserved and enhanced.

We will achieve this by supporting development proposals which are consistent with National Park Purposes and Duty. If it appears that there is a conflict between National Park purposes, we shall attach greater weight to the purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the Lake District National Park.

All development proposals should protect or enhance the authenticity, integrity and significance of the Lake District.

#### **Policy implementation guidance**

[3.01.04] The Lake District is a nationally significant, special place and part of the cultural and natural heritage of the nation. As such, proposals for new development

will need to be carefully located and designed so that they respect the 'statutory purposes' which underpin its status as a National Park.

[3.01.05] A Landscape and Visual Impact Assessment (LVIA) will be required to assess the impact of development proposals where the scale and nature of development may have a significant impact on the spectacular landscape, Special Qualities and attributes of Outstanding Universal Value. We will work with others to influence their plans, strategies and proposals to ensure that development outside the Lake District does not damage or harm its setting, or otherwise prejudice the achievement of National Park purposes.

[3.01.06] The Outstanding Universal Value of the Lake District World Heritage Site as agreed at inscription, including its authenticity and integrity, is a key material consideration when decisions are taken on applications for planning permission and other relevant applications, whether by the Authority, neighbouring Local Planning Authorities or the Planning Inspectorate and Ministers. Heritage assessments will be required in a number of cases, guidance on the preparation of these assessments can be found in our 'Heritage Impact Assessment and information requirements practice guide' available on our planning webpage.

## **Spatial strategy**

### **What are we trying to achieve?**

[3.02.01] The spatial strategy will set out the level and type of development that is appropriate for different places, and encourages more sustainable living and working patterns by reducing unnecessary travel and avoiding sporadic development in the open countryside.

### **Current situation**

[3.02.02] The distinctive settlement character comprising hamlets, villages and small towns is a Special Quality of the Lake District. The traditional settlement pattern has evolved over centuries and has been influenced by topography. Many of our settlements have developed strong links between one another. Larger towns outside the Lake District provide access to higher tier services, such as hospitals and large retail outlets. Much of the Lake District is classed as being 'in a sparse setting' and 99.4 per cent is defined as open countryside.

[3.02.03] The 'Core Strategy (Local Plan Part One)' first identified the 13 Rural Service Centres and 21 Villages set out in this Policy, and this Local Plan continues that approach. Whilst the scale and extent of development in the Lake District should be limited, the Rural Service Centres and Villages provide the locations for the majority of housing, employment and retail development within the Lake District, and to a lesser extent the cluster communities (see table in Policy 02).

[3.02.04] The limited environmental capacity for new development within the Lake District is a significant issue as highlighted by the Landscape Capacity Study (April 2017) and flooding data (Strategic Flood Risk Assessment 2018). This reinforces the long used assertion that the Lake District has limited development opportunities. Although many of our larger settlements are reaching their natural development capacity as dictated to by physical and environmental limitations, there remains a need for certain types of development to support and maintain the viability, sustainability and resilience of our local communities, particularly affordable housing.

[3.02.05] The Local Plan is not required to facilitate a large quantity of development; its focus is on the management of the Lake District in accordance with its statutory purposes and duty, and on meeting the needs of its communities.

## **Policy 02: Spatial strategy**

We will enable development that contributes towards achieving the four themes of the Vision, supports and maintains the vibrancy and sustainability of settlements distinctiveness and sense of place.

We will achieve this by supporting development that is:

1. in accordance with the table below, and
2. of a scale and nature appropriate to the character and function of the location in which it is proposed; and

- contributes towards meeting the needs of the local community, or
  - brings benefit to the local community; or
  - delivers a prosperous economy; and
3. proportionate to the size and population of the settlement and is compatible with environmental and infrastructure capacity of the settlement to accommodate further growth.

Planned growth is facilitated through the allocation of development sites for residential and employment purposes (including mixed use sites) and the Distinctive Area policies.

<b>Settlement</b>	<b>The settlement role</b>	<b>Development will be required to ....</b>
Rural Service Centres	<p>Locations which provide the basis for self-sufficiency to live and work, minimising the need to travel.</p> <p>Provide or have access to a range of local services and community facilities, a range of housing types and tenures, and local employment opportunities. Act as a transport hub serving predominantly nearby communities and the wider rural area but with accessibility to larger centres.</p> <p>These locations will be the focus for housing, employment and retail development.</p>	<ul style="list-style-type: none"> <li>– Reinforce or enhance the role of Rural Service Centre, and</li> <li>– Sustain and enhance the range of local services needed for both the Centre and its wider hinterland, and</li> <li>– Be within or relate well to the form of the settlement, and to existing buildings within the settlement, and to utility and community infrastructure, and</li> <li>– Protect, maintain or enhance the local distinctiveness character and landscape setting, and</li> <li>– make efficient use of land.</li> </ul>
Villages	Settlements that have a more limited supply of social and economic infrastructure including employment, services and facilities, but demonstrate strong linkages with Rural Services Centres and other settlements.	<ul style="list-style-type: none"> <li>– Strengthen community viability and resilience, and Sustain and enhance existing local service provision, and</li> <li>– Be within or relate well to the form of the settlement, and to</li> </ul>

		<p>existing buildings within the settlement, and to utility and community infrastructure, and</p> <ul style="list-style-type: none"> <li>– Protect, maintain or enhance the local distinctiveness, character and landscape setting, and</li> <li>– make efficient use of land.</li> </ul>
Cluster communities	<p>A small settlement or group of small settlements which collectively or individually, have limited local services and facilities, or have easy access to such services in an adjacent Village or Rural Service Centre.</p>	<ul style="list-style-type: none"> <li>– Be small-scale to meet local needs, and</li> <li>– Reinforce the distinctive settlement pattern of the area, and</li> <li>– Utilise previously developed land, buildings and domestic gardens, or</li> <li>– Helps sustain an existing business.</li> <li>– Exceptionally, where the identified housing need is proportionately high, we may consider a greenfield site.</li> </ul>
Open Countryside	<p>We will only support proposals for development in the open countryside where the application demonstrates:</p> <ul style="list-style-type: none"> <li>– an essential need for a rural location; or</li> <li>– the location is necessary for the provision of public utilities and infrastructure; or</li> <li>– that it helps to sustain an existing business; or</li> <li>– it is necessary for and designed to support agricultural or forestry use; or</li> <li>– an appropriate extension, or reuse of an existing building.</li> </ul> <p>We will support the reuse of buildings for business or residential use where the building:</p>	

	<ul style="list-style-type: none"> <li>– contributes to the landscape character or historic environment, and</li> <li>– is structurally sound and capable of conversion, and</li> <li>– the development would not result in an unacceptable change to its character, and</li> <li>– is large enough to accommodate the use proposed without the necessity of major alteration, extension or reconstruction, and</li> <li>– is easily accessible to the existing road network and suitable access arrangements can be secured.</li> </ul> <p>We will only support the redevelopment of an existing building where it can be demonstrated that the development would result in a significant enhancement of the landscape character or historic environment and would enhance its immediate setting.</p>
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### Policy implementation guidance

[3.02.06] The spatial strategy reflects the traditional settlement pattern and allows a measure of dispersal across the Lake District’s most sustainable settlements, whilst also ensuring a degree of flexibility to avoid the over-concentration of development in those settlements with limited development capacity.

[3.02.07] We wish to maximise development opportunities by requiring developments in Rural Service Centre and/or Village locations to utilise the site efficiently, and by ensuring the proposal contributes towards meeting identified local needs as fully and as reasonably possible and within the limitations of the site. For example, if the identified housing need in the locality is largely for three bed family homes and the site can reasonably deliver five dwellings of this size and type, that is our default position, we would not consider a proposal for a single six bed dwelling in these instances. We are supportive of using previously-developed land for new development.

[3.02.08] Residential gardens in built up areas are classed as 'greenfield' on which development should be resisted, however we recognise that many such sites can potentially make a modest but significant contribution towards meeting the identified housing need in the local community. Residential gardens are often within the natural limits of a settlement and they do not share the same characteristics or intrinsic value as the open countryside. As such, development opportunities on residential gardens to meet an identified local need is supported in principle in Cluster Communities. Development must be of a scale that is sympathetic to the role of the settlement and respect its appearance and physical capacity. We will take environmental constraints and pressures into account, and also consider infrastructure requirements and limitations.

[3.02.09] To help define which settlements we consider are Cluster Communities, these settlements should have two or more local services or community facilities, such as public houses, community halls and places of worship or have easy access to such services in an adjacent Village or Rural Service Centre.

[3.02.10] Rural Service Centres are defined as the following settlements - Ambleside, Backbarrow/Haverthwaite, Bootle, Bowness and Windermere, Broughton in Furness, Caldbeck, Coniston, Glenridding/Patterdale, Gosforth, Grasmere, Hawkshead, Keswick and Staveley.

[3.02.11] Villages are defined as the following settlements - Askham, Bampton/Bampton Grange, Bassenthwaite; Braithwaite, Chapel Stile/Elterwater, Crosthwaite, Embleton, Ennerdale Bridge, Eskdale Green, Lane End (Waberthwaite), Lindale, High/Low Lorton, Penruddock, Pooley Bridge, Portinscale, Ravenglass, Rosthwaite/Stonethwaite, Silecroft, Threlkeld, Troutbeck/Troutbeck Bridge, and Witherslack.

## Principles of development

### What are we trying to achieve?

[3.02.12] We want the Lake District to be an inspirational example of sustainable development in action. We want to develop a proactive approach to enhance natural capital and cultural heritage throughout the Lake District to maximise multiple benefits for people and the environment, by managing resources wisely for future generations to enjoy.

### Current situation

[3.02.13] Integrating natural capital and ecosystem service approaches into the Local Plan will strengthen our approach to:

- conserving and enhancing the diversity, extent, distribution and quality of natural capital in the Lake District, and
- make sustainable use of ecosystem services from the Lake District's natural capital.

[3.02.14] We need to ensure new development enables communities to develop in a way that provides for their needs, but protects the Lake District's landscape, and enhances our natural, built and historic environment; and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

**Figure 4:** How the policies deliver the principles of development



## Principles of development

The Lake District will be an inspirational example of sustainable development in action. Natural and cultural assets will be managed and used wisely for future generations.

We will achieve this by supporting new developments which:

- a. Avoid areas at risk of flooding and further reduce flood risk elsewhere wherever possible;
- b. Use water resources efficiently;
- c. Improve or at least maintain water quality;
- d. Improve or maintain the natural functioning of coastal and river processes;
- e. Protect biodiversity and ensure proportionate and appropriate biodiversity net gain is secured;
- f. Protect or enhance carbon stored in peatland and woodland or, as a minimum, secure no net loss of carbon storage;
- g. Mitigate against climate change and improve resilience to the effects of climate change over a 25 –50 year timeframe;
- h. Conserve and enhance the landscape character of the Lake District and contribute to local landscape distinctiveness through locally inspired high quality design;
- i. Safeguard mineral resources and protect sources of building stone for the purpose of maintaining vernacular buildings and wider built settlement character within the Lake District;
- j. Protect sites of geodiversity value and, where possible, enhance these;
- k. Ensure resource efficiency and minimise waste;
- l. Conserve or enhance, or at least minimise the impact upon the quality,
- m. Avoid or minimise light and noise pollution;
- n. Improve or maintain air quality;
- o. Conserve and enhance the historic environment and cultural heritage;
- p. Conserve the capacity for sustainable production of food, water, raw materials and energy;
- q. Contribute positively to the health and wellbeing of our communities.

## Implementation guidance

[3.02.15] The Principles of development are not in themselves a policy but provide the fundamental basis of achieving sustainable development in the Lake District. They sets out the criteria which each development proposal should seek to address. The delivery of these Principles link with specific policies in this Local Plan as shown in Figure 4.

[3.02.16] Not all of the Principles will be relevant to each proposal for development, but all development should demonstrate how it addresses the principles listed, where possible and appropriate. This should form part of the Design and Access Statement. We will judge how the proposal addresses the Principles through the

application of Policies 04 –07 or through reference to practice guidance such as the National Planning Policy Framework, National Policy Guidance and specifically, the code of practice for the sustainable use of soils on construction sites. These policies provide detailed guidance on how proposals can deliver sustainable development.

[3.02.17] It is particularly important that we do not compromise the ability of future generations to have the capacity for the sustainable production of food, and raw materials, etc. Where the development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of higher quality, therefore safeguarding good agricultural land.

[3.02.18] Tranquil areas which remain relatively undisturbed by noise and are valued for the experience this offers, need to be conserved. Policy 05: Protecting the spectacular landscape will ensure the intrinsic value of these areas will not be compromised by inappropriate new development.

[3.02.19] The strategic response to the risks of climate change is holistic, and will be achieved through the application of the raft of policies associated with the Principles of development.

## **Development and flooding**

### **What are we trying to achieve?**

[3.03.01] We will meet the challenge of planning for new development that avoids increased vulnerability to the range of impacts arising from climate change, specifically flooding and coastal change.

### **Current situation**

[3.03.02] Water is a key feature of the Lake District, with 9,158km of watercourses, 26 miles of coastline and a further 58.28sq km of still water including the 16 main lakes. Nine per cent of the Lake District is directly affected by a functional floodplain and/ or high flood risk area. This affects 5,599 buildings. The Lake District is no stranger to flooding with several significant flooding events being recorded. And these flood events are becoming more frequent and larger.

[3.03.03] A refreshed Strategic Flood Risk Assessment (2018) has been produced. Many of the large rivers in the County have their origins within the Lake District, such as the Kent, the Derwent and the Eamont. There is pressure to support upstream interventions such as appropriately designed and justified flood storage and natural flood management schemes which help to 'slow the flow' and mitigate flooding downstream in densely populated locations.

[3.03.04] The sea level will continue to rise which will affect the West Coast of the Lake District by changing the frequency of occurrence of high water levels and wave heights during storm events. The likely impacts are coastal erosion, damage to property and infrastructure and coastal flooding, and over the next 20 – 50 years there is the potential for net loss of intertidal and dunes overall. The marine plan for the north- west is being developed. The St Bees Head to Earnse Point Shoreline Management Plan includes the coastal area in the Lake District.

[3.03.05] Surface water run-off is a significant source of flooding in the Lake District, which makes its way into drains, combined sewers and surface water bodies. This has implications on water quality, for example Phosphorous is used in agriculture and through surface water run-off can find its way into water bodies and cause algal blooms which can reduce the amount of oxygen in the water, inhibiting aquatic life, and potentially impacting on recreational uses of the lakes.

## **Policy 03: Development and flooding**

We want to increase the resilience of the Lake District to all types of flood event, including river, surface water and coastal flooding.

We will achieve this by:

1. supporting development proposals in accordance with the approach to managing flood risk in the National Planning Policy Framework and associated Planning Practice Guidance; and

2. supporting flood resilience schemes and Natural Flood Management which
  - are tailored to provide the optimum solution for the catchment as a whole, and
  - reduce flood risk in Rural Service Centres and Villages or areas of highest risk, or
  - reduce the impact of a flood event; and
3. requiring all developments to demonstrate how surface water run-off will be discharged in accordance with the surface water hierarchy, including where practicable, Sustainable Drainage Systems (SUDS).

### **Policy implementation guidance**

[3.03.06] We aim to steer new development to areas with the lowest probability of flooding. We will achieve this by assessing proposals in accordance with Government guidance, the online mapping resource from the Environment Agency and the Strategic Flood Risk Assessment. Where development must be located in an area of flood risk, the development must be made safe for its lifetime and not increase the risk of flooding in line with requirements of the National Planning Policy Framework and planning practice guidance.

[3.03.07] Natural Flood Management could include river restoration. Flood resilience schemes can be at catchment scale or at a settlement level, and can also relate to individual properties.

[3.03.08] For sites identified as being at potential flood risk from surface water run off we require applications to be supported by a site specific flood risk assessment. These should be undertaken by qualified personnel. We wish to constrain the volume of runoff to any drain, sewer or surface water body, by seeking opportunities to reduce the overall level of flood risk in the area and beyond. The runoff volume from the developed site should not exceed the runoff volume when the site was undeveloped. Every option should be investigated before discharging surface water into a public sewerage network. A discharge to groundwater or watercourse may require the consent of the Environment Agency. Applicants wishing to discharge to public sewer will need to submit clear evidence demonstrating why alternative options are not available.

[3.03.09] Controlling surface water run-off can be as simple as a green roof on a new extension, or using permeable material for parking areas to more complex landscape engineered solutions such as a rain garden, swales and reed beds. Not only will this help to reduce the impact that surface water runoff has on the sewer system, but may also help to improve the quality of the water being discharged into the water environment as a result of the treatment systems provided by Sustainable Drainage Systems (SUDs). The preference will be for new development to include genuine sustainable drainage systems as opposed to underground tanked storage systems for surface water. Approved development proposals will be expected to be supplemented by appropriate maintenance and management regimes for surface water drainage schemes. SUDS may not be practicable for some forms of

development, we will make this judgement by considering Planning Practice Guidance and liaise with the lead local flood authority.

[3.03.10] We will avoid inappropriate development in areas at risk of flooding in order to safeguard land from development that is required for current and future flood management (such as a depression acting as a natural store of surface water on part of a site). And, if new development proposals allow, culverted watercourses should be restored to open channels and no watercourse should be culverted unless there is an overriding need to do so.

**[Case Study – Water Edge, Derwentwater**

Architect: Crosby Granger Architects A replacement house on the site of where the original house had flooded twice in ten years. A highly contemporary design in sensitive lake shore location which has been designed to reduce the risk of future flooding. The design provides a bold use of both modern and vernacular materials.]

## **Biodiversity and geodiversity**

### **What are we trying to achieve?**

[3.04.01] We want to achieve bigger, better, more joined up and resilient habitats which support wildlife and species and improve ecosystem functions whilst respecting the evolution of the cultural landscape. We aim to protect biodiversity and deliver biodiversity net gain. We also want to avoid or minimise harm to sites of geodiversity interest.

### **Current situation**

[3.04.02] The Lake District has an impressive extent of international, national, and locally designated areas – from Ramsar's, Special Protection Areas and Special Areas of Conservation to County Wildlife sites and Local Geological Sites.

[3.04.03] Biodiversity includes all species of animals and plants. The Lake District is represented by a rich array of plant and animal species found in habitats and ecosystems which reflect the influence of geology, climate, and human activity that has developed since the end of the last ice age about 10,000 years ago. There is known decline in biodiversity across the country. This trend is reflected locally by 77 per cent of the area of Lake District sites that are protected for their biodiversity (SACs, SPAs and SSSI) being categorised as in 'unfavourable condition' status. The risk to biodiversity is not confined to protected sites, and any decline poses risks not just to species and habitats but also to a variety of benefits that Lake District ecosystems provides. These include clean water and air, high quality food, wood products and carbon storage, and recreation and spiritual refreshment. To help redress the decline and in line with government intentions, biodiversity net gain should be achieved when granting planning permission.

## **Policy 04: Biodiversity and geodiversity**

We want to:

- protect our important habitats, sites and species;
- achieve bigger, better, more joined up and resilient habitats; and
- improve the function of ecosystems.

In accordance with the Biodiversity Supplementary Planning Document, we will achieve this by:

- applying the mitigation hierarchy to all proposals;
- supporting proposals which conserve and enhance biodiversity and ecosystems processes; and
- ensuring proportionate and appropriate biodiversity net gain is secured.

We will only support proposals which would have significant and harmful direct or indirect effects on biodiversity and ecosystems processes where:

- the need for the development clearly outweighs the harm caused; and

- an appropriate scheme is proposed which will secure compensation and net increases in biodiversity.

Where a financial contribution is required the rates will be set out in the Biodiversity Supplementary Planning Document.

We will not permit development detrimental to geodiversity sites unless the need for development outweighs the harm caused.

### **Policy implementation guidance**

[3.04.04] We will apply the ‘mitigation hierarchy’ in the assessment of all development proposals as outlined in the Biodiversity Supplementary Planning Document. This also includes a full hierarchy of the important sites, habitats and species. The mitigation hierarchy is a term given to a sequential process which first seeks to prevent harm to biodiversity through avoidance and reduction of expected negative impacts.

[3.04.05] Information is provided in the Biodiversity Supplementary Planning Document to advise applicants how best to minimise impact through avoidance. This includes how to find out information about known features of biodiversity and geological interest and highlights our expected approach to the submission of information about the biodiversity affected by the proposal. A full hierarchy of all of the site, habitat and species designations affecting the Lake District is given in the Biodiversity Supplementary Planning Document, together with the legal requirements and sets out the approach that would be taken with respect to decision making when weighing the relative importance of the biodiversity affected against the need for the development.

[3.04.06] Where any residual impacts remain following all efforts to prevent harm, the significance of these residual impacts will be assessed, taking into account a wide range of factors including status of the site, habitat or species affected and the degree of impact. This assessment will then be weighed against the need for the development.

[3.04.07] Circular 06/2005 provides further guidance in respect of the statutory obligations for biodiversity and geological conservation and their impact on the planning system. We have a general duty to take reasonable steps to further the conservation and enhancement of the features for which sites are of special interest. Development which may have a significant effect on Internationally Designated Habitat Sites either alone or in combination with other plans or projects will require a project level Habitats Regulation Assessment. Development which would adversely affect the integrity of Internationally Designated Habitat Sites will not be permitted unless there are no alternative solutions and there is an imperative reason of overriding public interest (IROPI) for permitting the development and necessary compensatory measures can be secured.

[3.04.08] Where biodiversity impacts are considered to be unavoidable, we expect all biodiversity features affected to be compensated for together with measures to secure biodiversity net gain. We will ensure that the level of biodiversity net gain required will be proportionate to the type and scale of the impact. We will use a locally defined metric based on national guidance to quantify the compensation required to replace biodiversity lost and the biodiversity net gain required. For development proposals where there is no demonstrable impact on biodiversity, we will encourage developers to include positive measures for biodiversity.

[3.04.09] Greater detail on our approach to defining appropriate levels of biodiversity compensation and biodiversity net gain will be set out in the Biodiversity Supplementary Planning Document. And this document will also highlight examples of positive measures to reverse biodiversity decline that developers can refer to where they are minded to provide voluntary additional contributions when submitting planning applications.

[3.04.10] We want to 'protect sites of geodiversity value and, where possible, enhance' in line with our Principles of Development. Where relevant, development proposals should make a positive contribution to the protection of geodiversity and where opportunities exist, enhance sites of geological value commensurate with their importance.

[3.04.11] Harm to sites of geological interest should be avoided. Where the need for and benefits of the development are considered to outweigh the harm to the geological interest of the site, the harm should be mitigated including seeking wider public benefits.

## **Protecting the spectacular landscape**

### **What are we trying to achieve?**

[3.05.01] We want to conserve and enhance the extraordinary beauty and harmony of the Lake District landscape, and Special Qualities and its attributes of Outstanding Universal Value for future generations to enjoy.

### **Current situation**

[3.05.02] The Lake District is one of the world's finest cultural landscapes. The spectacular landscape, wildlife and cultural heritage of the Lake District is unique – and of such quality and universal value – that it entirely underpins how the area functions economically, socially and environmentally.

[3.05.03] The diversity of the landscape is key to its beauty and significance, and includes coast, lakes, distinctive farmland, fell, woodland, industrial activity and settlement. Each of the Lake District's valleys has an individual distinctiveness based on landform, biodiversity and cultural heritage.

[3.05.04] Tranquillity is a quality of calm that people experience in places full of sights and sounds of nature, and National Parks are viewed as one of the best places to gain this experience. Tranquillity can be damaged by the intrusive sights and sounds of man-made structures such as new roads, poorly designed lighting and power lines.

## **Policy 05: Protecting the spectacular landscape**

We will conserve and enhance the extraordinary beauty and harmony of the Lake District landscape, its Special Qualities and attributes of Outstanding Universal Value.

We will achieve this by supporting development:

- that ensures the highest level of protection is given to the landscape, and
- where the type, design, scale and level of activity maintains local distinctiveness, sense of place, and where appropriate, tranquillity.

Decisions will be guided by the Lake District Landscape Character Assessment recognising the distinctive characteristics identified in the Landscape Character Types and Areas of Distinctive Character, the World Heritage Site Nomination Document and the Historic Landscape Characterisation.

We will use development opportunities to reduce or remove existing landscape detractors.

### **Policy implementation guidance**

[3.05.05] This policy will implement the intentions of the Principles of development by ensuring the spectacular landscape of the Lake District is not compromised by new development. The tranquillity of the countryside should be valued and protected from

poor development decisions. New developments may create additional noise, particularly in the context of road traffic, industrial equipment and recreational activities, as well as during the construction phase, and should be considered when taking decisions on new development proposals.

[3.05.06] Woodlands are recognised as one of the Lake Districts most valuable scenic and wildlife assets. Development which involves or would lead to the clearance of or damage to semi-natural or amenity woodland or important trees will not normally be permitted. Policy 04: Biodiversity and geodiversity is also relevant to the removal of woodland.

[3.05.07] This policy provides an opportunity to use development proposals to reduce and remove existing landscape detractors. For example, it may be possible to combine communications infrastructure by sharing masts to reduce the impact on the landscape or an application for a large agricultural building may provide opportunity to consolidate less attractive buildings.

[3.05.08] A Landscape and Visual Impact Assessment (LVIA) will be required to assess the impact of development proposals where the scale and nature of development may have a significant impact on the spectacular landscape, Special Qualities or attributes of Outstanding Universal Value. This evidence should be submitted with a planning application.

## **Design and development**

### **What are we trying to achieve?**

[3.06.01] We want all development to be inspired by and contribute to local distinctiveness, to be resilient to climate change and extreme weather events, and reduce carbon emissions through sustainable resource management during design and construction. We want development that achieves design excellence that is of the right type, and in the right location, that adds to the existing high quality natural and built environment.

### **Current situation**

[3.06.02] Design should create durable and flexible developments that can adapt to climate change and to changes in social and economic conditions. Consideration needs to be given to national design initiatives and toolkits to enhance design, for example Inclusive design, Building for Nature and Secured by Design.

[3.06.03] Accessibility and adaptability of buildings is covered by Building Regulations Part M. Some of these regulations are optional however with an ageing population and increasing numbers of people working from home, it is vital that housing is used effectively. By encouraging new homes that provide flexibility in response to changing social, technological and economic needs, we can ensure our communities are increasingly resilient. We consider that digital infrastructure is integral to all development. This is covered by Building Regulations but should be considered at the design stage.

[3.06.04] In 2015 the energy efficiency requirements, along with the zero-carbon home policy and the Code for Sustainable Homes were repealed to make Building Regulations the sole authority regarding energy efficiency standards for residential development. However, energy efficiency should be considered at the early stages of a proposal and may contribute to meeting the target set out in Policy 20: Renewable and low carbon energy.

[3.06.05] There is a challenge to reduce construction and demolition waste from new development by ensuring it is a consideration in the assessment of planning applications.

## **Policy 06: Design and development**

We want to achieve design excellence in all development, to be inspired by and contribute to local distinctiveness, to be resilient to climate change and extreme weather events, and reduce carbon emissions.

Development must:

- reinforce the importance of local character by having regard to scale, height, density, layout, appearance and materials;
- create safe and accessible environments and which ensures development is not vulnerable to crime;

- not have an unacceptable impact on the amenity of adjoining residents and users of the proposed development, due to visual intrusion, overlooking, overshadowing, overbearing effect, noise, light pollution or other adverse impacts; and
- include suitable accessible space for waste management facilities of a scale and type appropriate to the proposal and location.

Development should:

- be inspired by the natural environment and use innovative design and local materials to reflect local distinctiveness;
- achieve the highest practicable energy efficiency;
- use low-embodied carbon building materials;
- minimise water demand;
- avoid or minimise light pollution;
- reuse existing buildings rather than constructing new ones;
- be designed to be adaptable to prolong the useful life of the development;
- use construction methods that allow disassembly rather than demolition and facilitate the reuse of materials; and
- conserve, enhance or create new Local Green Space.

### **Policy implementation guidance**

[3.06.06] Design should create inspirational places that are accessible to everyone, and inclusivity should be considered early in the design process. Development should be designed to ensure places are safe and accessible for people who live, work and visit. We want to maintain and increase the feeling of being safe and to minimise crime by ensuring Secured by Design principles are incorporated in all public realm schemes and development proposals, outlined in Design and Access Statements. Security measures for domestic environments will be different to commercial or industrial developments however they should be in keeping with the locality and not detract from the surrounding environment.

[3.06.07] We will consider the orientation of development, site layout and building design, the type of materials used, and the prudent use of existing and new resources to ensure energy efficiency has been addressed in all development proposals. For example, a south facing building will optimise heat and light from the sun which will reduce the need for heating and lighting energy requirements and therefore energy costs.

[3.06.08] Low embodied carbon and local building materials reduce carbon emissions during the construction process. We expect design proposals to consider ways of reducing embodied carbon, such as using materials which:

- are inherently lower energy/carbon intensity in production than their conventional equivalents (such as timber frame building);
- have lower transport-related carbon emissions (locally sourced materials);
- have higher recycled content (or reclaimed products);

- have high levels of durability and relatively low through-life maintenance,
- such as local building stone and slate.

[3.06.09] Reductions in carbon emissions can be gained through reducing water consumption. For example, this can be done through rainwater and greywater harvesting systems and installing water efficient fixtures and fittings when completing the development.

[3.06.10] Local Green Space has multi-functional purposes for wildlife, health and wellbeing and water management. 'Building with Nature' is a new benchmark for the design and maintenance of Local Green Space in new development and we encourage development proposals to consider this initiative.

### **[Case Study: Rigg Beck, Newlands Valley**

Architect: KnoxBhavan

A replacement house on the site of a house which was a local landmark, albeit atypical (large Victorian clapperboard house, painted purple). The replacement house has been designed to a high standard and represents a contemporary but highly sensitive interpretation of traditional building styles using local materials. The slates used on the walls and roof are reclaimed, and geothermal bore holes, ground source heating, solar collectors, and a water borehole allow the house to function almost entirely off-grid.]

## **Historic environment**

### **What are we trying to achieve?**

[3.07.01] We want to protect and enhance the character, authenticity, integrity, setting and views of the historic environment and its heritage assets.

### **Current situation**

[3.07.02] Heritage assets are an irreplaceable resource and their effective conservation delivers wider social, cultural, economic and environmental benefits; therefore, decisions affecting their future must be taken with full understanding of the consequences. The Lake District has a rich archaeological heritage that extends from prehistory to the recent past. Significant remains include Neolithic stone circles and axe factories, Bronze Age settlements and burial cairns, Roman forts and roads, medieval abbeys and post medieval industrial sites. Many of these archaeological features are visible in the landscape but others are hidden under peat or pasture.

[3.07.03] Historic buildings in the Lake District are a crucial element of the historic environment. Small scale changes over time, especially the standardisation of building materials, and different methods of construction and external finishes, can erode the special character and appearance of buildings and places. Conservation is an active process of maintenance and managing change therefore local knowledge and survival of local skills, crafts, traditions and building techniques is crucial for conservation of the historic environment. It is important that the wider social, cultural, economic and environmental benefits of historic environment assets are maximised to ensure their conservation. Climate change can pose a significant threat to historic environment assets and its protection and resilience are important issues that need to be considered.

[3.07.04] It is therefore no surprise that the historic environment contributes enormously to the Lake District's economy and to its attractiveness as a place to live and visit, helping to attract millions of visitors every year.

## **Policy 07: Historic environment**

We will seek to conserve and enhance the significance of heritage assets, including the character, authenticity, integrity, setting and views of the historic environment which include:

- designated heritage assets on the Statutory List of Buildings of Special Architectural or Historic Interest, or on the Schedule of Monuments; Registered Parks, Gardens and Battlefields; Conservation Areas; or The English Lake District or Frontiers of the Roman Empire World Heritage Sites;
- locally important sites and features identified on the Lake District Historic Environment Record;
- buildings and sites of heritage interest which are not statutorily designated, including local lists of buildings of heritage interest;
- the historic character of settlements.

Where appropriate we will encourage the sympathetic reuse of buildings of archaeological or historic importance, which make a positive contribution to the landscape character or historic environment, and which reinforce local distinctiveness and sense of place. Where alterations to a building of archaeological or historic importance are proposed these must be sympathetic to its character, form, and original purpose.

### **Policy implementation guidance**

[3.07.05] Decisions affecting the integrity of heritage assets must be taken with full understanding of the consequences. Proposals which would harm a heritage asset will not normally be permitted. We will therefore use a range of evidence to assess if development is appropriate and determine how the significance of archaeological and heritage assets may be affected by development proposals. This may include:

- the use of Conservation Area Appraisals and Management Plans;
- Lake District Historic Environment Record;
- Historic Landscape Characterisation and relevant mapping that defines the attributes of Outstanding Universal Value;
- ICOMOS Heritage Impact Assessments;
- World Heritage Site Nominations documents for The English Lake District World Heritage Site and Frontiers of the Roman Empire World Heritage Site;
- Heritage Statements including statement of significance; and
- desk-based assessments and, where necessary, a field evaluation and / or a historic building report.

[3.07.06] Alterations to a building of archaeological or historic importance — including non-designated heritage assets, such as field barns and other buildings, which form part of our cultural heritage, should be sympathetic to the character, form, setting, and original purpose. This does not preclude applications for a change of use rather the intention is to retain features associated with its original purpose and protect and enhance the significance of the asset. For example, if the building was originally for agricultural use then the alterations should not lose the original character and form of the building that denote its original function. Any reuse and / or alternations proposals should take into account the impact of associated infrastructure on the setting of the heritage asset and provide detail on how the proposal will protect and enhance the significance of the asset. We will support proposals that reduce energy consumption or incorporate renewable energy which do not detract from the historic character of the building.

### **[Case Study: Lowther Castle**

Lowther Castle had fallen into a state of serious disrepair. The ruins, attached stable block and a number of the surrounding structures are Grade II\* listed. Planning permission was granted for the re-use of listed buildings and re-creation and re-interpretation of landscaped gardens. The ruined castle has been sensitively consolidated to prevent further deterioration. The stable block and courtyard has

been restored along with the former gardens to create a successful tourist destination attracting 90,000 visitors per annum.]

## **Infrastructure and developer contributions**

### **What are we trying to achieve?**

[3.08.01] We want new development to be adequately supported by infrastructure, and ensure that developments can be made acceptable and contribute positively to managing pressures in the Lake District.

### **Current situation**

[3.08.02] The Infrastructure Delivery Plan for the Lake District identifies planned infrastructure improvements and deficiencies in existing provision. New developments can lead to greater pressures on existing infrastructure so it is important that new development is supported by adequate infrastructure. Where there is not adequate infrastructure in place we need to ensure that development provides the necessary infrastructure or contributes financially to its provision. There are many types of infrastructure which are defined in the Glossary.

## **Policy 08: Infrastructure and developer contributions**

We will seek to ensure that new development is adequately supported by infrastructure, and ensure that developments can be made acceptable in the context of conserving and enhancing the Special Qualities and attributes of Outstanding Universal Value.

To achieve this we will only permit development where:

- adequate infrastructure exists relevant to the development proposed without prejudicing existing users; or
- any additional or enhanced infrastructure necessary to mitigate the impact of the development is provided either directly as physical works or through a financial contribution.

An independent viability assessment must be submitted where it is considered that physical works or a financial contribution would make a development unviable.

### **Policy implementation guidance**

[3.08.03] The Authority will seek advice on site-specific requirements from infrastructure providers and statutory consultees at the point of a planning application being submitted or as part of pre-application discussions.

[3.08.04] We will use the Cumbria Development Design Guide to inform required parking standards for new development proposals which will require certain standards of parking provision, such as residential development schemes, employment site developments, retail sites, tourism attractions, or hotels and guest accommodation.

[3.08.05] Where infrastructure is found to be inadequate for the development proposed we will seek either the physical improvements to the infrastructure or a financial contribution to its improvement through a planning condition or a planning

obligation. Scheme viability will be considered in accordance with the National Planning Policy Framework and practice guidance.

[3.08.06] Planning obligations may relate to on-site or off-site provision of:

- highways infrastructure
- sustainable transport infrastructure
- service and utilities infrastructure
- enhancement and maintenance of the historic environment and heritage assets biodiversity or wildlife corridors
- enhancement of the public realm
- maintenance and enhancement of public rights of way, local green space, sports and leisure provision and/or play areas
- flood defences and mitigation and adaptation
- education provision
- health facilities
- facilities providing accessibility for all e.g. Changing Places facilities

[3.08.07] Financial contributions from Planning Obligations may be pooled in order to fund infrastructure items necessary to support development. All such agreements shall be necessary to make the development acceptable in planning terms, directly related to the development and fairly and reasonably related in scale and kind. Details of infrastructure projects are found in the Infrastructure Delivery Plan. This is a 'live' document and will be regularly reviewed and updated and the most up-to-date version will be used to assess the type of infrastructure towards which contributions may be sought.

[3.08.08] Should a planning application be proposed to deliver an infrastructure project, a project level Habitats Regulations Assessment may be required to support the decision making process.

## **Distinctive Areas**

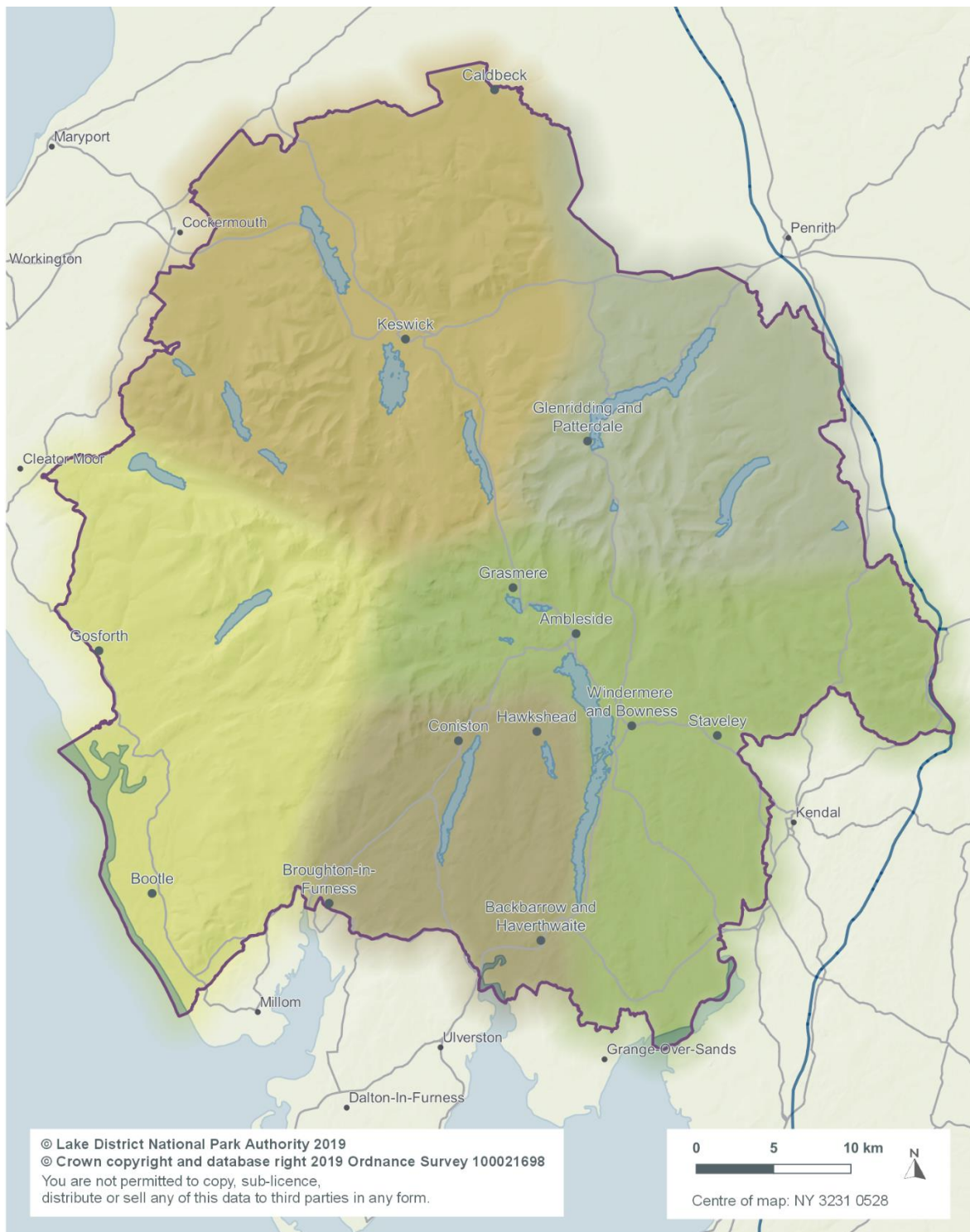
### **What are we trying to achieve?**

[3.09.01] We want all development to effectively demonstrate the key themes of the Vision and reinforce the distinctiveness of place, whilst also enabling localised solutions to specific planning issues through the Distinctive Area policies.

### **Current situation**

[3.09.02] First developed in 2010, Distinctive Areas refine the Spatial Strategy by setting out our intended approach for each of the five Distinctive Areas of the Lake District. They reflect the subtly distinctive characteristics, specific issues and challenges of each area that are in some ways unique from one another, thus making the strategy innovative, clearly spatial and locally distinctive. Distinctive Area solutions are designed to address specific planning issues in each area that would otherwise be considered different to the overall approach of the generic policies.

**Figure 5: Lake District Distinctive Areas**



Distinctive Area

- |   |  |  |
|---|--|--|
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></span> Central and South East | <span style="display: inline-block; width: 15px; height: 10px; background-color: #D2B48C; border: 1px solid black; margin-right: 5px;"></span> South | ● Rural Service Centre                 |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #C0C0C0; border: 1px solid black; margin-right: 5px;"></span> East                   | <span style="display: inline-block; width: 15px; height: 10px; background-color: #FFFF00; border: 1px solid black; margin-right: 5px;"></span> West  | □ Lake District National Park boundary |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #FFD700; border: 1px solid black; margin-right: 5px;"></span> North                  |  |  |

## **Policy 09: North Distinctive Area**

Development in the North Distinctive Area will reinforce distinctiveness of place, deliver key themes of the Vision and enable local solutions to specific planning issues.

To achieve this we will:

- support the provision of more bungalows and two-bed properties to help address the mismatch between the severe lack of availability and the high aspirations/expectation of local communities for this type of dwelling and reflect the need for smaller properties;
- support development that retains the Mary Hewitson Hospital and safeguards it for the purposes of securing long term health care provision in Keswick;
- support the development of a new leisure centre and pool in Keswick. Any new leisure facility will need to reflect its remarkable and unique setting both in design and uses, maximising its connectivity with the outdoors;
- support flood resilient sporting facilities for the community based at Keswick School;
- secure enhancements through development opportunities to ‘the Ginnels’ in Keswick, and connectivity between the town and lake;
- secure solutions to car parking problems at Catbells and Seathwaite Valley,
- support appropriate opportunities for recreation and leisure uses of Town Cass, subject to ground conditions, where it would lead to conservation of the landscape character;
- support appropriate redevelopment of and/or extension to the Field Study Council site at Blencathra as an environmental education centre;
- support appropriate enhancement of the Theatre by the Lake and its facilities to consolidate its regional role as a cultural centre and attract new audiences;
- secure a Masterplan for the Whinlatter Centre, including valley-scale landscape restoration, redevelopment and expansion of its recreational and leisure uses. This may include new visitor accommodation utilising the topography of the landform. Proposals should not adversely impact on surrounding settlements, and should secure a net improvement in traffic flows at Braithwaite Village, a net reduction in parking at the Whinlatter Centre, together with an increased role for Keswick as a transport interchange hub;
- secure improvements through development which deliver enhancements of the foreshore at Keswick and Isthmus Wood and Peninsula, where it would conserve the unique character of the area;
- support appropriate opportunities for park and ride/walk facilities on the northern edge of Keswick. Any proposal will need to demonstrate how it secures onward travel by sustainable transport and helps to address traffic congestion in Keswick and surrounding areas. Proposals will need to be considered as part of a package of improvements in Keswick. Consideration will also be given to facilities to improve visitor experiences and use of the fells from this location;

- support appropriate additional car parking at existing town centre car parks if changes to on-street parking restrictions in residential areas reduce the overall capacity available to visitors in Keswick.

## **Policy 10: East Distinctive Area**

Development in the East Distinctive Area will reinforce distinctiveness of place, deliver key themes of the Vision and enable local solutions to specific planning issues.

To achieve this we will:

- support small scale housing development in Matterdale Parish to reflect the very rural and dispersed nature of the community and to support its long term sustainability;
- support improvements which enhance cycling and walking options in the Haweswater valley;
- support the enhancement to the quality of the offer at Aira Force together with consideration of an extension of the existing pier to accommodate and encourage a greater number of visitors by boat. Improvements to the jetty and facilities will make the site more robust, diverse and able to disperse visitors using sustainable transport connections.
- secure improved connectivity of the existing bridleway network between the Yorkshire Dales and Lake District National Parks by working with neighbouring authorities, and promote the existing 'quiet road' network as a cycling destination;
- secure a Whole Estate Plan for Lowther Estate, to include the restoration of listed buildings, and new visitor accommodation and facilities where it demonstrates the development is needed to sustain the overall Estate and delivers multiple wider public benefits including maintaining the cultural landscape;
- support appropriate schemes which facilitate landscape recovery at existing caravan sites / parks to reflect their sensitive and inspirational setting;
- support appropriate opportunities for a new covered maintenance shed for Ullswater Steamers which has suitable highway and lake access;
- support appropriate additional car and coach parking provision to serve Pooley Bridge and onward travel.

## **Policy 11: West Distinctive Area**

Development in the West Distinctive Area will reinforce distinctiveness of place, deliver key themes of the Vision and enable local solutions to specific planning issues.

To achieve this we will:

- support infrastructure and service improvements to the Cumbria Coast rail line;
- support the new coastal path, including pedestrian and cycle crossings of the rivers Irt and the Esk, linking in with the wider network;
- support improvements to the pedestrian and cycle links from the railway stations and coastal path into the valley heads to enhance the use of sustainable active travel options;
- support the strengthening of the role of Ravenglass as a transport interchange, providing improved links with Muncaster Castle and to the Ravenglass and Eskdale railway;
- secure solutions to parking problems in the Wasdale Valley for the benefit of residents and visitors, and to improve the management of the Three Peak Challenge;
- support appropriate opportunities to strengthen the coastal tourism offer at Silecroft;
- support appropriate new caravan and camping sites where proposals are consistent with site specific criteria in Policy 18 and other relevant policies;
- support appropriate development that enhances the role of Bootle and Bootle rail station to act as a sustainable transport hub to serve the wider area;
- consider identifying a Coastal Change Management Area where the rates of shoreline change are significant.

## **Policy 12: South Distinctive Area**

Development in the South Distinctive Area will reinforce distinctiveness of place, deliver key themes of the Vision and enable local solutions to specific planning issues.

To achieve this we will:

- support enhancements to the A590 at Haverthwaite to improve road safety and community connectivity;
- support public realm enhancement of ‘The Squares’ in Hawkshead;
- support a public sewer between Lakeside and Newby Bridge;
- secure a Whole Estate Plan for the Graythwaite Estate, to include restoration of listed buildings, and expansion of new visitor accommodation and facilities where it demonstrates the development is needed to sustain the overall Estate and deliver wider public benefits. Sustainable transport connections need to be made available, both within the Estate and beyond, including by water;
- secure in partnership with relevant stakeholders a Masterplan(s) for key visitor destinations on the western shore of the northern basin of Windermere, including for Hilltop, Wray Castle and Low Wray campsite. The Masterplan(s) should enhance the visitor experience whilst further reducing the reliance on the private car, and include transport options which consider sustainable movement between the Ferry and Hawkshead to help enhance the visitor experience;
- support appropriate new low density small groupings of caravans and camping provision within or well related to Hawkshead where it improves and enhances the vibrancy of the village centre, where sustainable transport connections are made available, and where the proposal is consistent with site specific criteria in Policy 18 and other relevant policies;
- support appropriate new caravan and camping, adjacent to the Grizedale Centre, where it maximises forest cover, provides sustainable transport connections to Hawkshead; demonstrably minimises private car use; and benefits Hawkshead’s economy;
- support appropriate opportunities for a new covered maintenance shed and jetty for the Steam Yacht Gondola which has suitable highway and lake access;
- support appropriate additional car and coach parking in Coniston.

### **Policy 13: Central and South East Distinctive Area**

Development in the Central and South East Distinctive Area will reinforce distinctiveness of place, deliver key themes of the Vision and enable local solutions to specific planning issues.

To achieve this we will:

- support development that retains the university campus at Ambleside and safeguards it for the purposes of further and higher education including the retention of student accommodation;
- support small scale housing development in Longsleddale Valley to reflect the very rural and dispersed nature of the community and to support its long term sustainability;
- support a public sewer along the A591 between Waterhead and Windermere;
- support advertising (signage and lighting) that is sympathetic to the historic towns and buildings of Windermere and Ambleside;
- support improvements to the existing public rights of way network in Lyth Valley and the Kent Estuary and between Arnside and Meathop, including the crossing of Arnside Viaduct;
- support improvements to private coach parking at Rectory Road Coach Park. Visual improvements at this international visitor gateway are required as well as remodelling to improve capacity, and access and egress arrangements;
- support enhancement of Windermere Station and its role as a transport interchange with capacity improvements, including a passing loop on the Lakes Line to improve rail services and enable electrification of the line;
- secure the rejuvenation and conservation of ornamental parkland around Windermere lake which reinforce the picturesque landscape;
- secure improvements through development which deliver the allocated strategic regeneration site — Bowness Bay and The Glebe;
- support appropriate reuse or redevelopment of the former University of Cumbria satellite site, Hilltop, for alternative uses;
- support appropriate schemes which facilitate landscape recovery at existing caravan sites/parks to reflect their sensitive and inspirational setting;
- support appropriate solutions to car and coach parking problems and traffic management in Windermere;
- support appropriate additional parking provision at existing car parks in Ambleside and Bowness;
- support appropriate regeneration of Ferry Nab to serve as a launch pad for recreation of Windermere lake and surrounding areas by sustainable transport. Improved connectivity with the adjacent Braithwaite Fold Car Park would be encouraged, alongside improved surface treatment of Braithwaite Fold Car Park to enable year round use;
- support appropriate use of the former Windermere Aquatic boat sheds at Beech Hill for maintenance and boat storage facilities;

- support appropriate further improvements and enhancement of the existing gardens and their facilities at Fell Foot Country Park, including improved sustainable transport connections from the site to Lakeside and other destinations;
- support appropriate reconfiguration of the three existing hotel sites of Cragwood, Merewood and Briery Wood to offer collectively a unique visitor experience where it respects these villas and associated villa landscapes of the site and picturesque landscape. Opportunities to strengthen the sustainable linkages between sites and their surrounding areas will be sought;
- support appropriate regeneration of Waterhead Marina to provide for an increase in overnight boat stays, both private and public. Any on-land redevelopment will need to reflect its critical location forming the southern entry into Ambleside.

### **Policy implementation guidance**

[3.09.03] The Distinctive Area policies aim to deliver the four themes of the Vision across the Distinctive Areas in the Lake District, as well as deliver tailored solutions to specific planning issues being experienced in certain parts of the Lake District.

[3.09.04] Applications for planning permission will still be considered against all relevant policies in the Local Plan to determine the acceptability of the proposal. For certain developments a project level Habitats Regulation Assessment may also be required having regard to the impact pathways identified in the Appropriate Assessment (2019).

## **Allocations of land**

### **What are we trying to achieve?**

[3.14.01] We want to support the delivery of housing to meet identified shortages, and employment and retail space that supports the economy of the Lake District.

### **Current situation**

[3.14.02] Allocating land increases certainty about where development can take place. This benefits communities, landowners and developers alike. It significantly increases certainty over how planning decisions will be made on those sites. Applying for planning permission is seen by some developers as unpredictable and uncertain, and may prevent developers from bringing proposals forward due to the risk of uncertainty in securing permission. By allocating land for specific uses it reduces the uncertainty by establishing the principle of use, leaving only details of the proposal to be agreed.

[3.14.03] The allocations have been identified specifically to contribute towards meeting known needs and demands within the Lake District. We have not worked to minimum 'targets' for allocating land in specific locations. This approach would have potentially compromised our commitment to only allocate sites where we can demonstrate that they are well suited for their intended use(s).

## **Policy 14: Allocations of land**

We will support the development of allocated land (Table 2) where its use reflects the purposes of the allocation and where:

- site-specific requirements and considerations identified have been satisfactorily addressed; and
- on housing sites, development meets identified local needs and local affordable needs.

### **Policy implementation guidance**

[3.14.04] The list of allocated sites are provided in Table 2, and can be viewed along with the site-specific requirements identified in the policy above in Section 4 and on the interactive policies map.

[3.14.05] Policy 14 supports the allocation of sites for housing, employment and mixed use developments across the Lake District. The purpose of our land allocations is to identify specific areas of land where we are confident in supporting development for particular purposes. For example, to ensure a supply of land to deliver housing. Allocating land increases certainty on where development can take place which benefits communities, landowners and developers. It significantly increases certainty over how planning decisions will be made on those sites.

[3.14.06] If a development proposal comes forward on a site which has not been allocated, this will be considered as a windfall site and the proposal will be considered against policies within the Local Plan.

**Table 2:** Allocations of Land by Distinctive Area

<b>Distinctive Area</b>	<b>Site Number</b>	<b>Site Name</b>	<b>Area (ha)</b>	<b>Dwellings</b> (assuming 30dph)	<b>Employment, tourism and retail floorspace</b>
North Distinctive Area	NDA01H	Sheepdog Field Extension, Keswick	3.20	87	
	NDA02H	Keswick Convention Centre, Keswick	0.71	18	
	NDA03H	Land adjacent to Borrowdale Vicarage, Stonethwaite	0.35	10	
	NDA01E	Old Moota Freezer Centre, Moota	0.05		175m <sup>2</sup> employment
	NDA02E	Land south of Sunset Hill, Keswick	0.82		2870m <sup>2</sup> employment
	NDA03E	Agricultural Buildings opposite The Green, Bassenthwaite	0.11		385m <sup>2</sup> employment
	NDA02M	Land adjacent to Woodclose, Keswick	0.51	10	<i>and</i> 875m <sup>2</sup> employment
East Distinctive Area	EDA01H	Land west of Penruddock Village Hall, Penruddock	0.57	17	

	EDA02H	Land adjacent to Greenside Road, Glenridding	0.3	8	
	EDA03H	Land to the West of Fell Croft, Pooley Bridge	0.36	10	
	EDA04H	Land off Helton Road, Askham	0.44	13	
West Distinctive Area	WDA01H	Land rear of GP surgery, Bootle	0.64	19	
	WDA02H	Land rear of Pikingthorn, Bootle	0.83	25	
	WDA03H	Land west of Victory Gardens, Bootle	0.43	13	
	WDA04H	Land north of Victory Gardens, Bootle	0.33	10	
	WDA05H	Land behind Bradbury House, Gosforth	0.5	15	
	WDA06H	Kellet Field, Silecroft	0.47	13	
	WDA01M	Greengarth Hall, Holmrook	4.83		13105m <sup>2</sup> employment; 3800m <sup>2</sup> retail/leisure/commercial
	WDA02M	Wellbank Camp, Bootle	4.38	55	<i>and</i> 3800m <sup>2</sup> employment; 2500m <sup>2</sup> retail/leisure / commercial
	Central and South East	CSE01H	Land north of Cornbirthwaite Road, Windermere	0.42	13

Distinctive Area	CSE02H	Former Garden Centre, Windermere	0.37	11	
	CSE03H	Extension to Seedfields, Staveley	1.21	36	
	CSE04H	Field off A593, to south of dwellings on Loughrigg Meadow	0.95	28	
	CSE05H	Land at Ambleside Road, Windermere	1.21	18	
	CSE01E	Land north of Kendal Fell Quarry	4.41		15,435m <sup>2</sup> employment
	CSE02E	Land at High Plumgarths	3.13		10,955m <sup>2</sup> employment
	CSE03E	Land to west of Danes Crescent, Staveley	0.24		840m <sup>2</sup> employment
	CSE01M	Land at Orrest Head Farm, Windermere	9.05	150	<i>and</i> 1,200m <sup>2</sup> employment; 3,800m <sup>2</sup> tourism;
	CSE02M	Old Magistrates Court, Windermere	0.32		700m <sup>2</sup> employment; 420m <sup>2</sup> retail/leisure/commercial
	CSE03M	Kendal Fell Quarry	13.75		61000m <sup>2</sup> retail/leisure/commercial
	CSE06M	MacDonalds Hotel Car Park, Bowness	0.17	5	<i>and</i> 595m <sup>2</sup> retail/leisure/commercial

	CSE07M	Former Kirkstone Quarry, Skelwith Bridge	0.51		1636m <sup>2</sup> retail/leisure/commercial
	Bowness Bay	Bowness Bay and the Glebe Regeneration site	36.39		5,000m <sup>2</sup> retail/leisure/commercial
South Distinctive Area	SDA01H	Land off Finsthwaite Lane, Backbarrow	0.78	23	
	SDA01E	Field to north of existing Playdales building, Haverthwaite	0.59		2065m <sup>2</sup> employment
	SDA02E	Field adjacent doctors surgery, Coniston	1.01		3535m <sup>2</sup> employment
	SDA03E	Land to the north of the Barkers Timber Yard, Backbarrow	1.69		5915m <sup>2</sup> employment
	SDA01M	The Croft Hotel & Apartments, Hawkshead	0.44	10	<i>and</i> 1100m <sup>2</sup> retail/leisure/commercial

## Housing

### What are we trying to achieve?

[3.15.01] Our strategic approach to housing is strongly focused on making meaningful interventions to the housing market, for the good of communities and the economy. We want to achieve a balanced and resilient housing market with a high proportion of properties in permanent occupation, and a supply of new homes that meet people's needs and maximises the delivery of affordable housing.

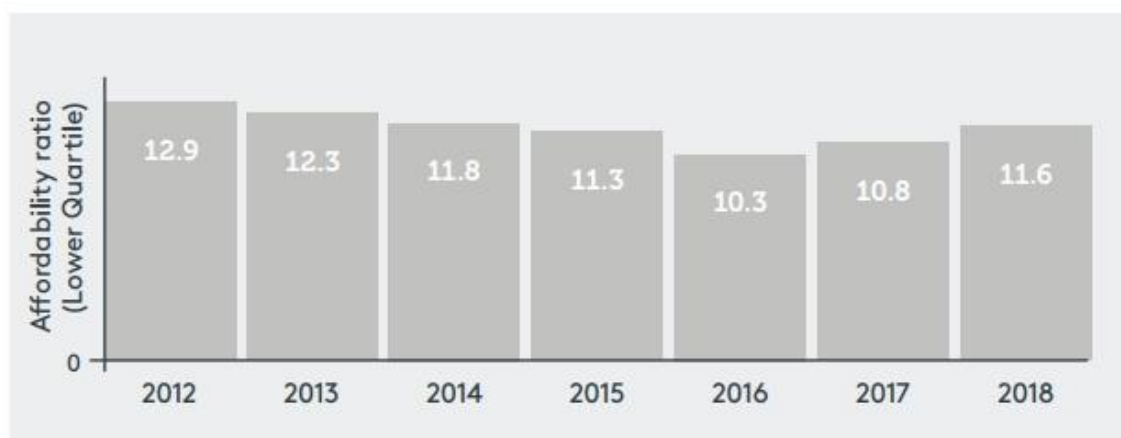
### Current situation

[3.15.02] Our starting point when planning for housing is Government's approach in National Parks (Circular 2010) which states that "the Parks are not suitable locations for unrestricted housing" and that the "expectation is that new housing will be focused on meeting affordable housing requirement, supporting local economy and key services."

[3.15.03] There is immense pressure on the existing housing stock in many areas of the Lake District. This issue is due in part to those buying second homes or homes to be used for holiday letting purposes. Over 80 per cent of the existing housing stock is unfettered – houses without occupancy controls. According to the 2011 Census, 24 per cent of the housing stock in the Lake District has no permanent resident. However, from local surveying we know that in some Parishes much higher levels exist and it is generally accepted that if the percentage of second homes is more than 20 per cent then the sustainability of the settlement is affected.

[3.15.04] Earnings in many of our rural areas are lower than in neighbouring urban areas, due to a lack of large industry and greater levels of agriculture and tourism. This makes it difficult for people relying on local wages to compete for housing in an open market. The affordability ratio in the Lake District is shown in Figure 9.

**Figure 6:** Household income to house price ratio trend in the Lake District



[3.15.05] The population of the Lake District is decreasing, which is seen particularly in the proportion of working age population. However, the older population is increasing and the local demographic is becoming unbalanced. One of the greatest

single challenges to sustaining vibrant communities in the Lake District is the availability of housing that a full cross-section of a balanced community should ordinarily be able to afford. The housing target for the delivery of new permanent homes has been derived following the consideration of identified local need and supply options. These include Strategic Housing Market Area Assessments and housing need studies, demographic forecasts, historic trend data on completions and proposed allocations of land.

[3.15.06] Individuals and households who need to live in a particular area of the Lake District are unable to find an available and suitable house for them or cannot afford one – and all too often, it is both. The impact has been most profound upon those of working age. Many households simply cannot secure a suitable house that is affordable for them in a location that meets their needs. Incomes from farming, for example, are typically below average earnings. If farm workers cannot afford to live close to their place of work, it risks the continuation of local farming practices and the ability to effectively operate a business is made more difficult.

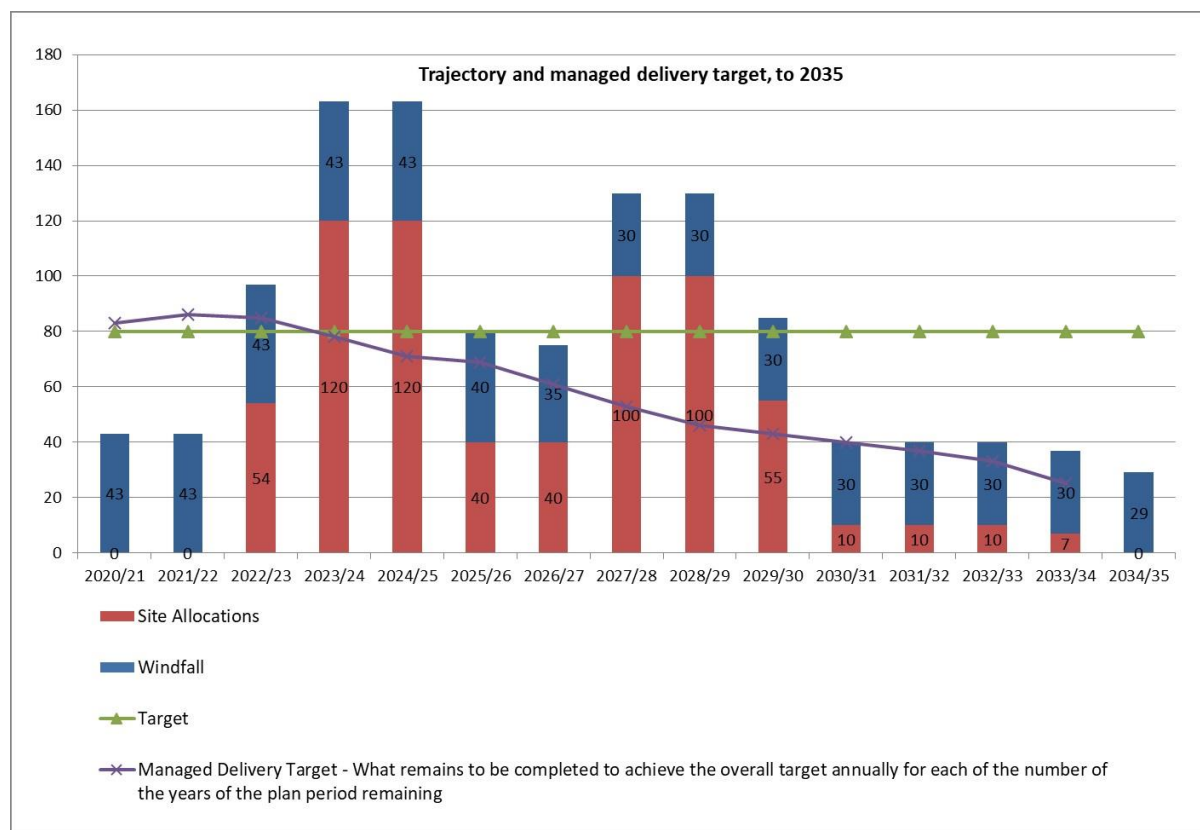
[3.15.07] The popularity of the Lake District means there is high demand for housing, this drives prices up because there is a limited supply. Whilst new houses are being built all the time, demand outstrips supply and the Lake District's environment simply cannot accommodate a level of growth that would be necessary to meet the demand that exists. Currently there are no national planning controls preventing existing unfettered properties from being sold as a second home or used as a holiday let.

[3.15.08] Many local people are being forced to move to another part of the county due to the lack of suitable, affordable housing. As a result, some local communities are shrinking or the demographic make-up is changing. The difficulty arises when most of one part of a community cannot afford to live in an area, so are replaced by a majority of just one other sector of a community. For example, if a high proportion of a community is retired, this can threaten local schools, makes it difficult for employers to recruit and limits the number of willing volunteers to run the locals clubs, societies, and act as First Responders.

[3.15.09] In some areas guest houses are proving very difficult to sell both as a business and as a dwelling. The main reason suggested for this is the occupancy restriction that would be imposed from the change of use. Lots of 'For sale' signs can have a detrimental visual effect on the built environment and perceived vibrancy of an area, as well as resulting in a lack of longer-term investment in the built fabric of the neighbourhood.

[3.15.10] It will be increasingly challenging to maintain a proportion of development on previously developed land, particularly given domestic gardens in built up areas are classed as greenfield, but we will seek to do this and we will monitor completion figures.

**Figure 7: Trajectory and managed delivery target to 2035**



## Policy 15: Housing

Based on the level of identified housing need we will make provision for a minimum of 1,200 new permanent homes between 2020 and 2035 to increase the supply of homes to meet local community need.

We will achieve this by supporting:

1. new permanent homes that:
  - contribute towards helping communities remain vibrant and resilient; and
  - achieve a better balance in the housing market; and
  - are secured in perpetuity for permanent occupation with eligibility restricted to a geography that is tailored to local circumstances.
2. windfall sites and allocated sites that provide one to five permanent homes subject to local occupancy and above that number affordable housing.
3. rural exception sites for affordable housing where evidence of local need is demonstrated.
4. new permanent homes on farm holdings that:
  - support the functional need of the farm business; or
  - provide for the transition between generations and will be occupied by family members or rural workers; and

- are secured in perpetuity for permanent occupation with eligibility restricted to function or a geography that is tailored to local circumstances.
5. permanent and transit accommodation to meet the needs of gypsy and travelling communities and travelling show people where they meet a need established by the Gypsy and Traveller Accommodation Assessments.
  6. the change of use of guest houses to dwellinghouses where they are secured for permanent occupation, and where it can be demonstrated there is no detrimental impact on the range of visitor accommodation types in the area.

And by not supporting open market housing.

## **Policy implementation guidance**

[3.15.11] The policy covers all new housing proposals including new build, the subdivision of existing houses, changes of use and the conversion of traditional buildings. This could be housing to meet the needs of our ageing population such as extra care housing, housing options to meet the acute affordable housing need in the area such as shared ownership and social rented or homes for rural workers. In the application of this policy, we will refer to the Affordable housing definition in Annex 2: Glossary of the National Planning Policy Framework.

[3.15.12] The housing figure is a target not a ceiling, and is based on the number of completions. This policy will be applied to all applications for new permanent homes. A new permanent home is a new dwellinghouse that should be occupied as someone's only or principal home. All new homes approved will be the subject of planning controls to ensure the future use is for permanent occupation only. We will not permit new homes to be used as a second home or as a holiday let under this policy.

[3.15.13] Further guidance on the requirements for all new housing developments is provided in the Housing Supplementary Planning Document. For example, this includes details on local connection criteria, how eligibility is restricted to a geography and how planning controls will be applied.

[3.15.14] Proposals for new homes and subsequent planning controls will be tailored to local circumstances. There is no 'one size fits all' implementation of Policy 15, instead we will consider the functional characteristics of the proposed location whilst taking account of the broader policy context. For affordable housing we will also take into account information on these material considerations:

- the percentage of dwellings not in permanent residential use;
- household income to house price ratio;
- identified housing need, informed by the latest Strategic Housing Market assessments and any other evidence of need in the locality.

[3.15.15] On windfall sites and allocated sites capable of delivering more than five dwellings, the first five dwellings will be subject to a local occupancy condition and

anything above that number will be on-site affordable housing reflecting the local community need.

[3.15.16] We are supportive of self-build and custom housebuilding as a mechanism for housing delivery, as well as private house builders, Registered Providers and Community Land Trusts.

[3.15.17] We do not apply a minimum density requirement to new housing development, but given the finite land supply we do expect new proposals to maximise the development opportunity. When assessing housing density, we will give careful consideration to the character and appearance of the locality, as well as having regard to the local housing need.

[3.15.18] We will have regard to 'Planning policy for traveller sites'(DCLG August 2015) and the Gypsy and Traveller Accommodation Assessment when considering applications relating to the housing need of gypsies and travellers and travelling show people.

[3.15.19] Through Policy 18 we seek to retain and evolve a range of high quality holiday accommodation to ensure there is a wide selection of accommodation types available in the locality. For proposals seeking to change the use of a guest house to a permanent dwelling, the applicant will need to provide evidence to demonstrate that the proposal would not create a shortage of guest houses in the locality after undertaking an appropriate marketing exercise for a minimum of 12 months. We will apply an occupancy clause through a planning condition to the new dwelling ensuring it is used as a permanent dwelling and not as a second home or holiday let. For those proposals where the change of use of a guest house would result in more than one new house, the first would have a permanent occupancy clause and the rest would serve to contribute towards meeting the identified local need and would have a local occupancy clause.

#### **[Case Study: Broadgate Orchard, Grasmere**

Architects: Croft Goode Architects An affordable housing scheme of 15 dwellings was created on the site of a former kitchen garden in the centre of Grasmere village within the Conservation Area. Although traditional in form, the buildings have a modern design. The proposed dwellings have some traditional design elements, such as local slated pitched roof and overhanging eaves; and also exhibit modern detailing including zinc flat roof dormers, timber panelled window surrounds, and larger amounts of glazing. ]

## **Job creation and employment space**

### **What are we trying to achieve?**

[3.16.01] Growth and expansion of all types of business and enterprises making provision for new jobs across a range of sectors. We want these sectors to diversify the job base and deliver higher paid jobs.

### **Current situation**

[3.16.02] The Lake District's economy is heavily influenced by tourism as the 'accommodation and food service activities' and 'wholesale and retail trade' sectors both account for high levels of the Lake District's employment and turnover. Today, 36 per cent of employment is associated with 'accommodation and food services', 16 per cent is associated with 'wholesale and retail trade', and 10 per cent is associated with 'agriculture, forestry, and fishing'. The Lake District has a strong tradition of industry supporting its communities and generating wealth which has had a big influence in shaping the Lake District's cultural landscape. It is widely recognised that because of the influence of certain industries in the Lake District there is considerable movement of people both into and out of the Lake District for work.

[3.16.03] As the economy, and more importantly the way people work is changing, the way in which the number of jobs as a ratio of floorspace also changes. Changing working patterns such as home working and co-working, provide significant opportunities for the Lake District to secure a more diverse range of employment where businesses and employees can utilise digital infrastructure. However, traditional workspaces still play an important role within the Lake District and such spaces will still need to be retained and created. Digital infrastructure will provide opportunities to improve the efficiency and effectiveness of the use of these traditional spaces.

[3.16.04] Competition for land is strong in many of the larger settlements in the Lake District with pressure from residential and visitor uses. This inevitably means that it is not always possible to find employment sites in all the Rural Service Centres. However, there are various different opportunities to provide employment space which may not fulfil traditional models of delivery. As such the location of employment space may not always be immediately within a settlement, particularly if it relates to a building conversion or reuse of a vacant site.

[3.16.05] The earnings of people employed in the Lake District fall below the median earnings of workplace and resident earnings of people in Cumbria. The working age of the population of the Lake District is also older than average, and the resident population is decreasing. Recruitment and access to the labour market is an issue for employers in particular. This is in part as a result of low unemployment levels and high house prices.

## **Policy 16: Job creation and employment space**

Growth and expansion of all types of business and enterprises will be supported. As a priority we want higher paid full time jobs, and we will make provision for 2,850 new jobs by 2035 by supporting a range of employment sectors. We will enable this through this policy and policies 17 and 18.

To achieve this we will support:

- the extension of existing employment floorspace; or
- conversion of buildings, including the flexible use of public buildings and community facilities that sustains their long term viability; or
- the redevelopment of sites to provide employment floorspace; or
- new build developments where they are located within or well related to a Rural Service Centre or Village, at existing employment sites, or on allocated sites.

New build development in Cluster Communities and Open Countryside locations will be supported where they meet the requirements of Policy 02.

Existing land and buildings in employment use (excluding retail and tourism use) with a floorspace above 100 square metres or site area above 0.2 hectares, including allocated sites, will be retained to maintain employment development opportunities. We will only permit a change of use to a non-employment use where it can be demonstrated that:

- they are unsuitable for employment uses, including other types of employment creating uses such as retail and tourism; and
- there is no demand for employment space in the locality resulting from an appropriate marketing exercise and other evidence; or
- exceptionally, viable alternatives are readily available in the locality.

### **Policy implementation guidance**

[3.16.06] We will encourage work hubs and other forms of innovative shared and flexible workspace that meets changing market expectations and requirements, and that appeals to younger people. We also support home based proposals, examples of which may include extensions, new build curtilage buildings, or placement of well-designed structures that enable people to work from home.

[3.16.07] The Lake District has limited environmental capacity to accommodate new development therefore it is necessary to protect employment uses. We would expect an appropriate marketing exercise to have taken place for a minimum of 12 months, and other evidence may include, but not limited to, evidence of demand from commercial property agents and District Councils.

### **[Case Study: Billy's Space**

Architects: John Coward Architects

The former Duke William pub in Staveley has been redeveloped and transformed into seven creative workspaces, offering flexible premises to buy or rent, each with their own kitchens and toilets.

### **Case Study: Staveley Mill Yard**

Staveley Mill Yard hosts over 400 jobs and includes a varied selection of retail and industrial businesses including offices, a cafe, bakery, brewery, the UK's largest bike shop, manufacturing and engineering works and is also home to artisans of many different crafts, including furniture workshops and artist's studios and galleries.]

## **Retailing and town centres**

### **What are we trying to achieve?**

[3.17.01] We aim to secure thriving town and local centres where the viability and vitality of town/local centres are maintained, recognising these are at the heart of the communities which they serve.

### **Current situation**

[3.17.02] For the size of the local resident population, retail centres in the Lake District perform well, there are many national retailers of both comparison and convenience goods, a diversity of uses including shops, restaurants, cafes, public houses, hotels, guest houses, offices, and visitor attractions (leisure uses). Whilst the visitor economy has a significant positive effect on the number and choice of retail uses, and helps to support local shops and facilities, some residents consider that the availability of some local services such as pharmacies, post offices and convenience stores are lost due to competing demand to satisfy the visitor economy. Occupancy of units remains high, supporting vibrant town centres.

[3.17.03] Retailing and town centre uses are focused into the settlements of Keswick, Ambleside, and Windermere and Bowness, but settlements such as Coniston, Grasmere, Hawkshead, and Staveley do provide an important but more localised range of retail and town centre uses. A number of larger settlements outside the Lake District provide a greater retail function helping to support communities within the Lake District, including online ordering and home delivery but results in 'leakage' of expenditure.

[3.17.04] The Glebe in Bowness Bay provides an important retail offer aimed primarily at visitors, it helps to support the vibrancy of this area, and is allocated as a strategic regeneration site. Within this allocation some areas of the site are identified for retail and leisure uses to support the regeneration of this area.

[3.17.05] The majority of town centre uses created over the past five years has been for restaurant and café use, sometimes at the expense of shops but the high street continues to evolve as a result of a number of factors. Changes to the Use Class Order provide greater flexibility for the interchange of commercial, business and service uses without the need for planning permission, in an effort to maintain the vibrancy of town/local centres against the changing demands for retail space.

## **Policy 17: Retailing and town centres**

We seek to support and maintain the viability and vitality of town/local centres recognising these are at the heart of the communities which they serve.

### **Ambleside, Bowness, Keswick, Windermere**

In the Primary Shopping Areas of Ambleside, Bowness, Keswick, and Windermere we will support commercial, business and service uses where proposals maintain and enhance the vitality of these centres.

Outside the Primary Shopping Areas a sequential test for the location of development will be applied. Proposals for edge of centre and out of centre locations will only be supported where evidence demonstrates that proposals would not harm the vitality or viability of these shopping areas.

### **Other Rural Service Centres and Villages**

In other Rural Service Centres and Villages (see Policy 02) we will support small scale commercial, business and service provision. The location of this should be well related to any existing retail developments or other community services.

### **Other locations**

In all other locations small scale local shops, pubs and drinking establishments, cafes and restaurants will be permitted where they do not introduce inappropriate levels of use to the location, and:

- have a demonstrable essential need for a rural location that cannot be accommodated elsewhere; or
- enable:
  - growth and expansion of an existing business, including as a component part of existing visitor attraction; or
  - diversification of an agricultural or land-based rural business (see Policy 19); or
  - retention of accessible local services.

### **Everywhere**

An impact assessment will be required for all proposals containing commercial, business and service uses that create over 1,250 square metres (net) floorspace outside Primary Shopping Areas. The impact assessment requires a quantitative and qualitative assessment of existing floorspace and requirement for additional floorspace.

### **Policy implementation guidance**

[3.17.06] Ambleside, Bowness, Keswick, and Windermere are the main town centres in the Lake District and Primary Shopping Areas are defined for these centres – see Policies Map. Outside these areas the sequential test will be applied in accordance with national guidance.

[3.17.07] An essential need for a rural location will be determined on a case by case basis, using the evidence submitted in support of the application. Examples of an essential need for a rural location may include a village shop, or a public house that helps to support a local community. Policy 23 provides support for the provision of community facilities and services that serve the needs of the community, which may include, for example, a village shop or public house.

## **Sustainable tourism and holiday accommodation**

### **What are we trying to achieve?**

[3.18.01] We want to secure a high quality, sustainable tourism experience for the diverse range of visitors to the Lake District, and ensure proposals benefit our local communities and businesses, whilst conserving and enhancing the natural beauty, wildlife and cultural heritage of the Lake District.

### **Current situation**

[3.18.02] Tourism industries are a significant contributor to the Lake District's economy as a result of the millions of visitors coming every year, benefitting many of its local businesses, workers and residents. Data derived from tourism modelling of visitors to the Lake District suggests that the economic impact and number of visitors coming to the Lake District is continuing to increase year on year at a rate of about 2.5 per cent. The number of overnight visitors as a proportion of total visitors is increasing, and the spread of visitors, while still dominated by the summer season, is increasing in the traditionally quieter months, which helps to support a more year round industry, and reduces the seasonality of jobs. There is a perception that many tourism related jobs are low paid and that tourism does not significantly contribute to creating a higher paid and skilled economy, however as with many enterprises there are a range of jobs at different salary scales and skill levels within each business.

[3.18.03] The amount of tourism related development taking place across the Lake District varies, with the Central Lakes being the main focus for tourism activity but there are ambitions from local communities and neighbouring councils to develop and improve the visitor offer in the West Distinctive Area of the Lake District. Throughout the Lake District there has been significant increases in floorspace of tourism and leisure development between 2012/13 and 2015/16 (25,000 square metres) – the majority coming from existing hotels, bed and breakfast, guest houses, and other accommodation. Such levels of development and the increasing visitor numbers can lead to additional visitor pressures on existing infrastructure resulting in the need for improvements.

[3.18.04] There is continual pressure for change to the visitor accommodation market, as trends change, including the rise of Airbnb and glamping. This creates issues for less popular holiday accommodation types, and the demand to increase the stock of the more fashionable accommodation, including the availability of a range of accommodation to suit all budgets. There is significant demand for holiday let accommodation which contributes to the pressure on the existing housing stock.

### **Policy 18: Sustainable tourism and holiday accommodation**

We will support proposals which deliver a high quality, sustainable tourism experience for the diverse range of visitors to the Lake District, and ensure proposals benefit our local communities and businesses.

To achieve this we will support proposals which:

- enhance and improve the quality of visitor experiences; or
- increase the length of stay of overnight visitors; or
- encourage year round sustainable tourism.

### **Sustainable tourism proposals**

Sustainable tourism proposals will be supported where they:

- are within or well related to the settlement form of a Rural Service Centre; or
- contribute to the diversification of an agricultural or land-based rural business (Policy 19); or
- rely upon a geographically fixed resource which justifies the development; or
- are located within or adjacent to an existing visitor attraction or accommodation site.

### **Holiday accommodation**

#### **Caravan and camping (this can include glamping, lodges, huts, tree house accommodation, and pods)**

Proposals for caravan and camping and any associated buildings and facilities will only be supported for short term holiday letting, and where:

- the proposed development area is located on, or immediately adjacent to existing sites, and is consistent with the landscape character; and
- it improves screening, including landscape recovery, and where appropriate, reduces the massing and site density of the existing site to the benefit of the amenity of the staying visitors of the existing sites; and
- the site has necessary infrastructure capacity, it does not introduce inappropriate levels of use to the location, and is well related to the existing road network.

Exceptionally, creation of new sites will only be permitted for short term holiday letting, and where:

- it contributes to the diversification of an agricultural or land-based rural business (Policy 19), pub or drinking establishment, and
- the proposed development area would be appropriately screened and is consistent with the landscape character; and
- the site has necessary infrastructure capacity, it does not introduce inappropriate levels of use to the location, and is well related to the existing road network.

We will only permit the loss of tented or touring caravan uses to other forms of caravan and camping accommodation where:

- a good range of caravan and camping accommodation is maintained in the local area; and
- the proposal would broaden the range and offer of accommodation available through the provision of new types of holiday accommodation.

Proposals for year round occupancy on caravan and camping sites will be supported where they will not materially affect the character, appearance, and amenity of the locality, including the local rights of way network and biodiversity.

### **Hotels and guest houses**

Proposals for hotels and guest houses will be supported where they:

- are located within or well related to a Rural Service Centre or Village; or
- appropriately and sympathetically reuse a building of archaeological or historic interest; or
- are located within or adjacent to an existing visitor accommodation site; and
- are commensurate with the level of suitable housing and dedicated accommodation for staff which is available locally and accessible to the development by sustainable transport opportunities; and
- do not introduce inappropriate levels of use to the location.

We will seek to retain and evolve a range of high quality holiday accommodation. Proposals seeking to change guest houses to different forms of holiday accommodation to meet changing market demands will be supported where a range of tourism accommodation is available in the local area and the relevant policy criteria are met.

We will only support the change of use of holiday accommodation to other uses where it can be demonstrated there is no demand for it resulting from an appropriate marketing exercise and other evidence.

### **Holiday letting**

We will only support proposals for the reuse of existing buildings (excluding guest houses) for short term holiday letting where they would:

- not utilise a building that is suitable for providing local need or affordable needs housing; and
- not utilise a building which is suitable for providing employment use; or
- form part of an agricultural or land-based rural business diversification proposal (see Policy 19).

New build housing for holiday use will not be supported.

### **Policy implementation guidance**

[3.18.05] The policy aims to locate new tourism development in places which offer a choice of transport options for visitors and employees. The transport element of proposals will be assessed against Policy 21: Sustainable access and travel. Tourism proposals will be required to submit a Transport Assessment or Transport Statement, and Travel Plans, where appropriate.

[3.18.06] The 'local area' for this policy is defined as either a Rural Service Centre or the extent of the parish boundary for other locations.

[3.18.07] We include lodges, pods, yurts, shepherds huts, tree house accommodation, and similar structures as well as static, touring and tented accommodation under the term 'caravan and camping'.

[3.18.08] Under the caravan and camping part of the policy 'pub or drinking establishment' is expected to include rural pubs or inns. It is not anticipated that this would include pubs or other drinking establishments within Rural Service Centres unless it can be demonstrated that it will not result in inappropriate levels of use or amenity issues, including to the staying visitor.

[3.18.09] The increased activity on caravan and camping sites seeking year round use will result in additional pressure on surrounding infrastructure will be considered as to whether they should be expected to contribute to improved infrastructure provision under Policy 08: Infrastructure and developer contributions.

[3.18.10] For the change of use of holiday accommodation to other uses we would expect an appropriate marketing exercise to have taken place for a minimum of 12 months, and other evidence may include, but not limited to, evidence of demand from commercial property agents and District Councils.

[3.18.11] Proposals for new hotel and guest house accommodation, including extensions, will need to consider the amount of employment the proposal will create and whether there is likely to be sufficient accommodation available locally or easily accessible via sustainable transport to meet staffing requirements. Where this may not be the case applicants should consider and incorporate the provision of an appropriate level of staff accommodation within the development proposal.

[Case Study: Windermere Jetty

(formerly Windermere Steamboat Museum)

Architect: Carmody Groarke Architects

The museum is home to an internationally significant boat collection on the shores of Windermere. The new building includes exhibition spaces for the display of a variety of vessels. A wet dock will allow the display of boats on water within the museum. The redevelopment of the site was part of the Windermere Waterfront Programme – a strategic programme with wider aspirations to provide a World Class visitor experience around Windermere, the lake.]

## **Agricultural and land-based rural business diversification**

### **What are we trying to achieve?**

[3.19.01] Farming is an essential part of the Lake District. We seek to ensure it has a future by supporting agricultural and land-based rural businesses to diversify to help sustain the rural economy, the Special Qualities and attributes of Outstanding Universal Value, and maintain the character of the landscape and environment.

### **Current situation**

[3.19.02] There are approximately 1,160 commercial holdings in the Lake District employing in the region of 2,600 people according to the latest (2017) Department of Environment, Food and Rural Affairs June Survey of Agriculture & Horticulture. Further research by Department of Environment, Food and Rural Affairs identifies that approximately 60 per cent of farm businesses across the country engage in other activities in addition to those carried out on their own farm and that of the 32,500 farms that have diversified the average diversified enterprise income was £15,200. Forestry and estate management are also important land-based rural sectors which help to sustain the character of the Lake District and may require diversified enterprises to help support these businesses.

[3.19.03] The average income from farming enterprises is low in comparison to other industries. And the income from farming is unpredictable, easily affected by currency exchange rates, and supply and demand factors. The uncertainty over the future of farming and Brexit means diversification of agricultural businesses can help to sustain existing businesses by providing more predictable revenue streams, however, diversification generally requires significant investment and commitment to a long payback period.

## **Policy 19: Agricultural and land-based rural business diversification**

We want diversification proposals for agricultural and land based rural businesses to help sustain the rural economy and communities, and the character of the landscape and environment.

### **Agricultural businesses**

To achieve this we will support proposals that demonstrate sustainable practices and outcomes, and where they:

- sustain the long term operation of the farm business; and
- do not compromise the working of the farm business; and
- are located within or well related to existing building groups; or
- are a small-scale renewable or low carbon energy scheme.

### **Privately managed estates**

Diversification proposals on privately managed estates will be supported where a proposal demonstrates sustainable practices and outcomes, and is in accordance with an up to date endorsed Whole Estate Plan that delivers and secures multiple wider public benefits such as employment and enterprise opportunities, sustainable access, social and cultural facilities, environmental enhancements, conserving and enhancing heritage assets, and improvements to land management.

## **Forestry**

Small-scale diversification proposals for forestry businesses will be supported where a proposal demonstrates sustainable practices and outcomes, sustains the long term operation of the business and secures multiple wider public and environmental benefits.

## **Policy implementation guidance**

[3.19.04] The purpose of this policy is to support the long term sustainability of farming, forestry and privately managed estates to protect and sustain the contribution they make to the authenticity of the Special Qualities and attributes of Outstanding Universal Value. Where the proposal involves the use of buildings, priority will first be given to the reuse or extension of existing buildings. Where new or replacement buildings are required they should be closely related to existing building groups. To ensure proposal for new development do not compromise the working of the farm business we will not support the piecemeal stripping of assets from farms without regard for the overall viability of farm holdings.

[3.19.05] Whole Estate Plan are a document prepared by individual land owning estates. They set out the assets of the estate and the opportunities and threats which the estate may encounter, and describes their plans for the future. A Whole Estate Plan should include environmental and social assets, public benefits, and issues as well as economic development projects. An endorsed Whole Estate Plan will be a material consideration in determining planning applications and will provide a solid understood contextual background to any development proposals. The inclusion of a development proposal within a Whole Estate Plan however does not guarantee that planning permission will be granted and any proposal will still need to comply with relevant development plan policies.

## **Renewable and low carbon energy**

### **What are we trying to achieve?**

[3.20.01] We want to increase the proportion of energy generated by renewable and low carbon sources and encourage energy provision from local scale generation, supporting a Low Carbon Lake District.

### **Current situation**

[3.20.02] The Local Plan has a key role to play in reducing carbon emissions in the Lake District. One of the ways to achieve this is to increase the proportion of renewable and low carbon energy generated within the Lake District. The UK Climate Change Act 2008 establishes a legally binding target for an 80 per cent reduction in the UK's greenhouse gas emissions by 2050. The Low Carbon Lake District Initiative has set a target to reduce carbon emissions by 1 per cent year on year, measured on an annual basis through the Lake District's Carbon Budget. Renewable and low carbon energy development helps to facilitate resilience to climate change, improve local scale energy generation and reduce carbon emissions to meet the Carbon Budget.

[3.20.03] The Town and Country Planning Association (TCPA) report, 'Planning for the Climate Challenge?' (2016) identified that 'local plans are not delivering on the basic standards set out in national law and policy for either mitigation or adaptation'. Requiring a target for on-site renewable energy from new developments is one of the areas the Lake District is taking a lead, as this recent report states that a target for emissions reductions should be set in reference to local circumstances.

[3.20.04] The Lake District has an abundance of natural resources that we can use to generate low carbon and renewable energy. Due to the topography and climate condition of the Lake District there is potential for hydro generation at high-head sites. Woodfuel is particularly suitable given the large areas of woodland. Energy from air and ground source heat pumps, solar and wind can also make a contribution to increasing power from low carbon energy sources.

## **Policy 20: Renewable and low carb on energy**

We want to increase the proportion of energy generated by renewable and low carbon sources and encourage energy provision from local scale generation.

We will achieve this by:

- supporting district heating, decentralised, renewable and low carbon energy developments, including buildings or infrastructure directly related to the renewable energy proposal; and
- requiring all new housing developments and all new developments for other uses of 100sqm floorspace or more to generate 30 per cent of their operational energy requirements through decentralised, district heating and, renewable and low-carbon energy sources.

When assessing proposals for decentralised or renewable energy schemes, we will take into account the cumulative impacts both within the Lake District and that which is visible beyond its boundary.

Where the requirements of the Policy are deemed to make a development unfeasible or unviable this must be demonstrated by the applicant through an independent viability assessment

### **Policy implementation guidance**

[3.20.05] This policy supports all forms of renewable and low carbon energy, for example, hydro-power schemes, air and ground source heat pumps and energy storage proposals. The proposals would have to take into account the impact on the landscape and other environmental considerations in line with the other policies in this document. In some cases an environmental appraisal may be required to assess and mitigate any adverse impacts on the natural environment.

[3.20.06] We will have regard to the Cumbria Wind Energy Supplementary Planning Document when assessing wind energy developments. There is a presumption against large scale wind energy development in the Lake District, as schemes of this scale will be incompatible with the objectives of National Park designation. However, the landscape in some parts of the Lake District may have capacity for small scale wind energy schemes without adversely affecting the landscape character or other Special Qualities. The whole of the Lake District has been identified as suitable for small scale wind energy development subject to meeting the criteria set out in other policies in the Local Plan. We will assess renewable energy proposals in accordance with the Lake District National Park Landscape Character Assessment. When we assess proposals for wind energy proposals and both ground and roof mounted solar arrays we will take account of the cumulative impacts both within the Lake District and those which are visible beyond its boundary.

[3.20.07] Applicants will be required to submit an Energy Statement with their planning application that outlines how they will generate 30 per cent of the development's energy requirements. The practice guidance note gives further details on how to prepare an Energy Statement.

[3.20.08] Evidence demonstrates the 30 per cent target is achievable for generating a development's energy requirements from renewable and low carbon sources. The 'Evidence Report and Case Studies on Renewable Energy Targets in New Developments' concluded that a target of 30 per cent is easily achievable for most types of development if the heating and hot water requirements for a development are met through renewable and low carbon sources, for example, an air source or ground source heat pump or biomass boiler. Where electricity is available as the only energy source, more than one technology is likely be required to meet the energy requirements. For larger developments, the requirement could be met through district heating and decentralised energy schemes from renewable and low carbon

sources. These can be installed where technically viable and in areas with sufficient existing or potential heat density.

[3.20.09] If the development proposal is a conversion of an existing building then consideration will be given to the character and historic significance of the building. In some circumstances the character of a building may outweigh the need to meet 30 per cent of its operation energy requirements through renewable and low carbon energy sources.

[3.20.10] If the proposal is for an extension then 30 per cent of the new structure's energy requirements will have to be generated through renewable and low carbon energy sources. However, this could represent an opportunity to take a holistic review of a building's energy requirements to make savings and consider alternative energy sources. Agricultural buildings do not generally have any significant energy requirements so we will not apply this target to them.

## **Sustainable access and travel**

### **What are we trying to achieve?**

[3.21.01] We want to reduce the need to travel by private vehicles for visitors within and through the Lake District, and promote the development and use of sustainable transport and travel choices.

### **Current situation**

[3.21.02] The Lake District is an area of low resident population (approximately 40,000) and high visitor numbers (approximately 19 million) which creates challenges and opportunities for the transport network. Currently, approximately 86 per cent of visitors travel to the Lake District by car, van, motorbike or motorhome and this increase puts pressure on the highway network and parking facilities. However, it has been shown through recent projects that if suitable infrastructure and services are available, many visitors will switch to more sustainable ways of travelling.

[3.21.03] The planning process is crucial in helping to achieve more sustainable travel patterns that will help achieve a modal shift away from the car and towards both public transport (bus, rail, coach and boat) and active travel such as cycling and walking, in order to reduce carbon and improve the environment for both visitors and residents. Whilst there are limited bus and rail services in some areas due to the rural nature of the Lake District, there are also numerous opportunities for more innovative travel solutions that take advantage of the Lake District's features, such as lake based transport, multi-user trails, and fleets of electric vehicles. The Lake District National Park Partnership's Plan 2015–2020 develops the ambition to encourage greater use of sustainable ways of travelling. It incorporates strategies and Visitor Movement Maps (Figures 11–14) which set out the approach to visitor movement. They identify travel approaches, gateways, corridors and hubs within the Lake District. We have developed a revised visitor travel vision 'Smarter Travel: A vision for smarter travel in the Lake District 2018–2040' which builds on the strategy for movement outlined in the Partnership's Plan.

[3.21.04] Provision of public transport varies by area, with the popular visitor destinations in the South East and Central Lake District having high levels of bus services, water transport and rail services. The less populated and less frequently visited valleys have poorer public transport, but more potential for cycling on their relatively quiet roads. We recognise that cars will continue to be the most practical option for some journeys; it is extremely difficult to imagine the Lake District functioning without people using cars. But the car certainly does not need to dominate the experience of the visitor. The intention is to create the conditions whereby visitors and residents can travel to and around the Lake District by sustainable means.

[3.21.05] Visitor numbers are expected to continue to increase, yet to encourage a corresponding increase in traffic and parking would impact negatively on residents, visitors and the landscape.

## **Policy 21: Sustainable access and travel**

We will support the development of sustainable transport infrastructure to broaden and encourage use of sustainable travel modes for visitors thereby reducing the need to travel by private vehicle.

We will achieve this by supporting:

- proposals for sustainable transport infrastructure and facilities which improve the connectivity of existing and new sustainable transport infrastructure, services and networks; or
- proposals which improve water based transport through the provision of public jetties and connecting infrastructure; or
- proposals that enable deployment of new transport and infrastructure technologies in travel corridors; or
- proposals that enable the provision of new modes of transport and mobility services.

We will safeguard the rights of way network, and other cycle and walking routes from development that would compromise their use.

We will safeguard the operational Oxenholme to Windermere railway line and support proposals for infrastructure improvements to the line.

It is our aspiration to use disused rail track beds to widen sustainable transport choices where there is a realistic prospect of an alternative sustainable transport solution being delivered which supports the reduction in private car use. To achieve this there will be a presumption against other development which could compromise the future reuse of disused rail track beds for sustainable transport infrastructure, unless robust evidence demonstrates that there is no realistic prospect of a sustainable transport use.

### **Policy implementation guidance**

[3.21.06] The types of sustainable transport infrastructure and facilities that may be appropriate may include - public jetties, stations and interchanges, park and ride/ walk/cycle/sail facilities, visitor information, bus shelters, cycle hire, public realm improvements, multi user trails, electric vehicle charge points, digital information boards, real time service information, changing facilities and lockers, and showers. Some of these proposals will be identified in the Infrastructure Delivery Plan and Figures 8-10.

[3.21.07] Water based travel may include motorised and non-motorised travel. The Local Plan cannot establish navigable rights for motorised travel on lakes and this would have to be established through relevant legislation.

[3.21.08] Examples of technologies that have enabled the provision of new modes of transport and mobility services in recent years include electric vehicle charge points for electric vehicles and bikes, use of technology for real time information such as

digital car parking space availability from the highway, integrated ticketing between different forms of travel, and/or attractions, and cycle route information.

[3.21.09] Where a development proposal would harm the rights of way network and other cycle and walking routes we would refuse permission unless we could ensure there would be no loss of use, and where possible seek opportunities to enhance provision.

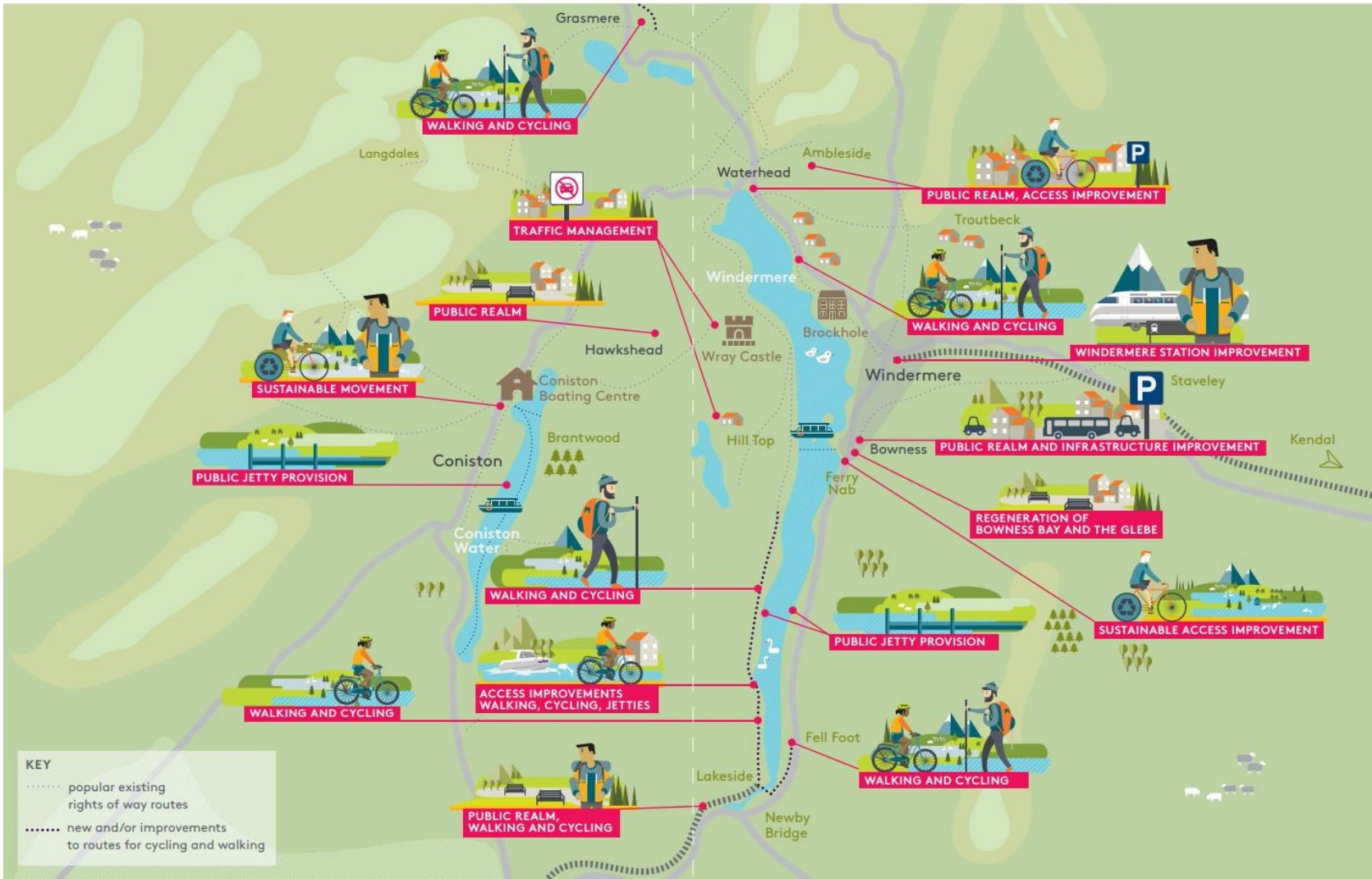
[3.21.10] The only identified disused rail track beds in the Lake District which could provide alternative sustainable transport choices are the Penrith to Keswick line and parts of the Foxfield to Coniston line.

[3.21.11] We would anticipate robust evidence, such as a feasibility study, to have been prepared or be under preparation by the next Local Plan Review (i.e. five years from adoption) to ensure safeguarding of this disused rail track bed in the future.

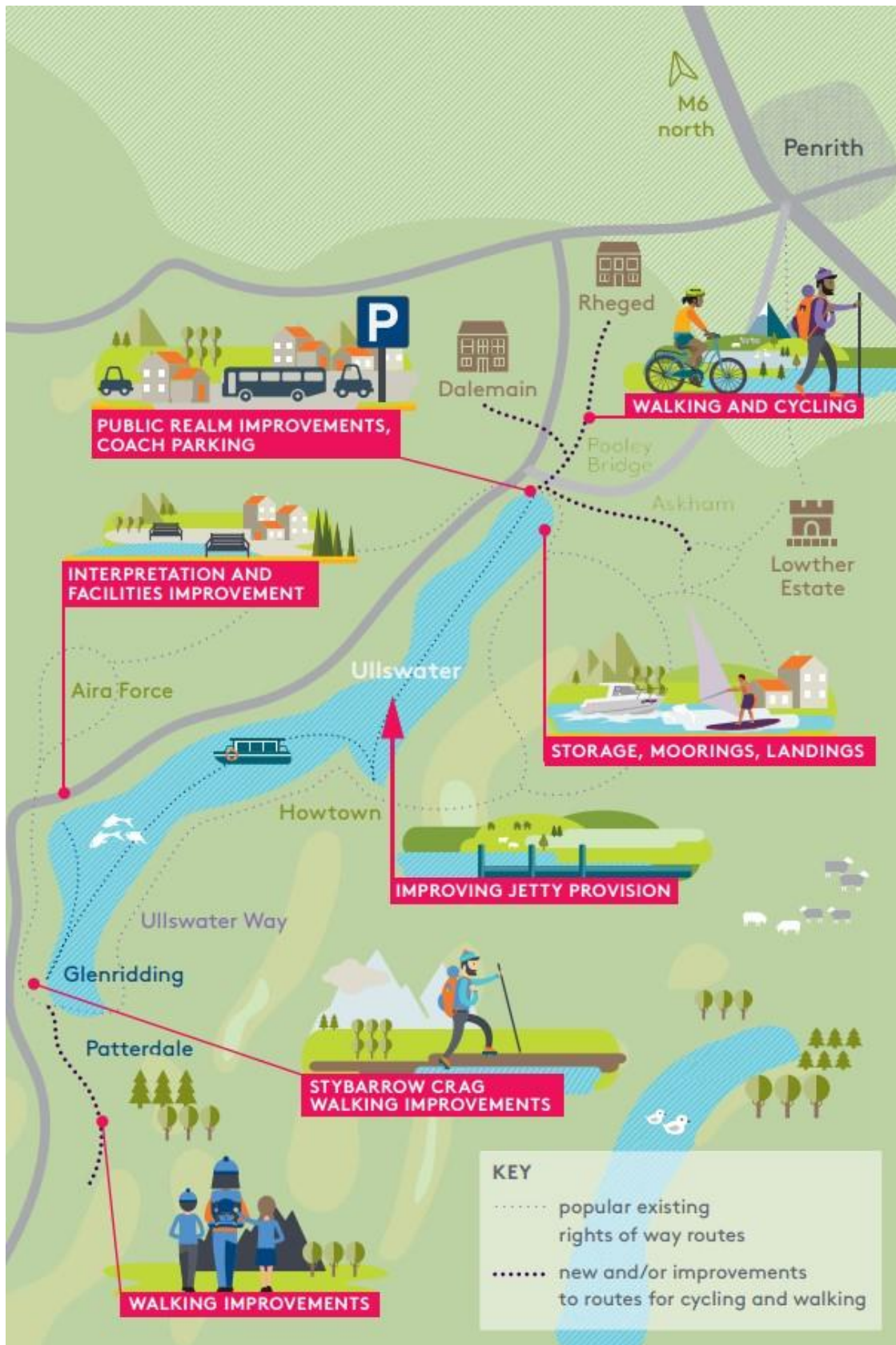
**Figure 8:** Examples of key sustainable access and travel improvements sought around Keswick and Derwentwater



**Figure 9:** Examples of key sustainable access and travel improvements sought around Lake Windermere



**Figure 10:** Examples of key sustainable access and travel improvements sought around Ullswater



## **Vehicle parking to improve sustainable transport**

### **What are we trying to achieve?**

[3.22.01] We want fewer visitors arriving to and moving around the Lake District by private vehicle. We want people to park their vehicle for the day and use sustainable travel opportunities if they arrive in a private vehicle, to reduce visitor movement pressures and pollution.

### **Current situation**

[3.22.02] The provision of car parking is a controversial and critical issue in the Lake District. It is unsurprising that the demand for car parking is concentrated to times when visitor demand to come to the Lake District is at its highest – school holidays, weekends, bank holidays, and this is even more prevalent when the weather is good as more day visitors are attracted. There are many different types of car parking in the Lake District including on-street parking, off-street public parking in car parks, customer parking at visitor attractions, visitor accommodation parking, residential private parking, businesses customer and staff parking, and parking at retail units for customers and staff.

[3.22.03] We seek to reduce the need to travel by private vehicle to support climate change initiatives like the 'Low Carbon Lake District' project and address visitor pressure at peak times. We recognise opportunities are limited by the availability of public transport services, and by people's behavioural habits. In the short to medium term we therefore recognise that the majority of people will continue to arrive by private vehicle. There is a strong case that we need to provide car parking as part of sustainable transport measures given the number of people arriving to the Lake District by private motor vehicle. The transition from car to sustainable transport needs to be easy and convenient, and the offer for sustainable transport has to be attractive to the user. Parking is also required to support the local economy — particularly in town centres/ retail areas.

[3.22.04] Coach travel is a sustainable form of transport (based on carbon emissions per passenger) and is a significant part of the overseas visitor market. It is therefore important that there is coach parking available to enable and encourage this form of travel. There are currently 14 sites that provide coach parking and they provide 98 spaces, and there is a lack of coach parking in some locations.

[3.22.05] There are many public car parks spread throughout the Lake District providing in the region of 7,300 public car parking spaces. However, we estimate that there could be at least 8,000 'on-street' spaces either in disc zones, in settlements and in other rural areas. There is also a considerable number of customer parking spaces associated with businesses including shops, visitor attractions or accommodation. On a single day in the school holidays there might be 75,000–100,000 visitors in the Lake District (82 per cent of whom may be day visitors and it is estimated 83 per cent of visitors arrive by private motor vehicle). Therefore there could be in the region of 17,000–22,000 visitors' vehicles (if travelling as a family in a single car) moving around the Lake District. It is inevitable

that demand for parking can exceed supply at peak times. Fly-parking is an issue such as at peak times and/or because of parking charges and this can affect landscape, safety and access for residents. Temporary parking which can provide additional capacity for up to 28 days often is not considered to be long enough to cover the peak season.

## **Policy 22: Vehicle parking to improve sustainable transport**

We will only support additional public parking provision that helps to reduce the need to travel by private motor vehicle, and contributes to and improves sustainable transport and movement opportunities.

We will achieve this by permitting:

1. additional public car parking at Transport Interchanges, Gateways, or Rural Service Centres which function as Multi-Purpose Hubs (Figures 11–14), only where evidence demonstrates it is needed and it:
  - facilitates the transfer of people to sustainable transport and travel opportunities; and
  - links to or incorporates and improves links to existing sustainable travel opportunities secured where necessary by developer contributions; and
  - encourages long stay parking; and
  - does not introduce inappropriate levels of use to the location.
2. additional public car parking at existing managed attractions or businesses only where evidence demonstrates it is needed and where the applicant can demonstrate the proposal would deliver a modal shift in visitor travel by connecting with regular and scheduled public transport, ferry, boat services, or other forms of sustainable movement of people. Proposals must not introduce inappropriate levels of use to the location. We would normally expect improvements to sustainable transport to deliver this modal shift, including to walking and cycling infrastructure, and secured where necessary by developer contributions.
3. additional coach parking within Rural Service Centres and Travel Corridors, and at managed visitor attractions and accommodation where the local highway network can safely accommodate additional coaches.

Exceptionally, public car parking proposals in locations other than those set out in 1 and 2 will only be permitted where it is demonstrated that proposals would:

- resolve an unacceptable highway safety issue or hazard and all other relevant regulatory measures and enforcement have been exhausted; and
- form part of a traffic management plan that integrates with other sustainable transport opportunities to manage traffic, secured where necessary by developer contributions, and would not lead to net increases in traffic accessing the location where it is proposed; and
- not introduce inappropriate levels of use to the location; and

- incorporate specific measures to manage traffic to the site through ‘smart’ parking information where such measures are appropriate in terms of scale of parking and are viable.

### **Policy implementation guidance**

[3.22.06] This Policy only applies to the provision of new public parking, including extensions to existing. It does not apply to new development proposals which will require specific standards of parking provision, such as residential developments, employment sites, retail, tourism attractions, or hotels and guest accommodation. It also does not apply to extensions to customer only parking or staff parking. Policy 08: Infrastructure and developer contributions, and The Cumbria Development Design Guide will be used to inform required parking standards.

[3.22.07] Public car parking may be permanent or temporary. All proposals, whether permanent or temporary will be expected to meet the criteria identified in this policy, however temporary proposals may be considered more favourably if it would result in less landscape and environmental harm. A Travel Plan will be required for additional parking proposals to demonstrate how the development will transfer people to sustainable transport and travel opportunities.

[3.22.08] Visitor Movement Maps (Figures 11–14) identify settlements that are Transport Interchanges, Gateways, and Rural Service Centres which function as multi-purpose hubs. These settlements are: Ambleside, Bowness on Windermere, Broughton in Furness, Caldbeck, Coniston, Glenridding, Gosforth, Grasmere, Greenodd, Hawkshead, Keswick, Newby Bridge, Pooley Bridge, Ravenglass, Staveley, and Windermere.

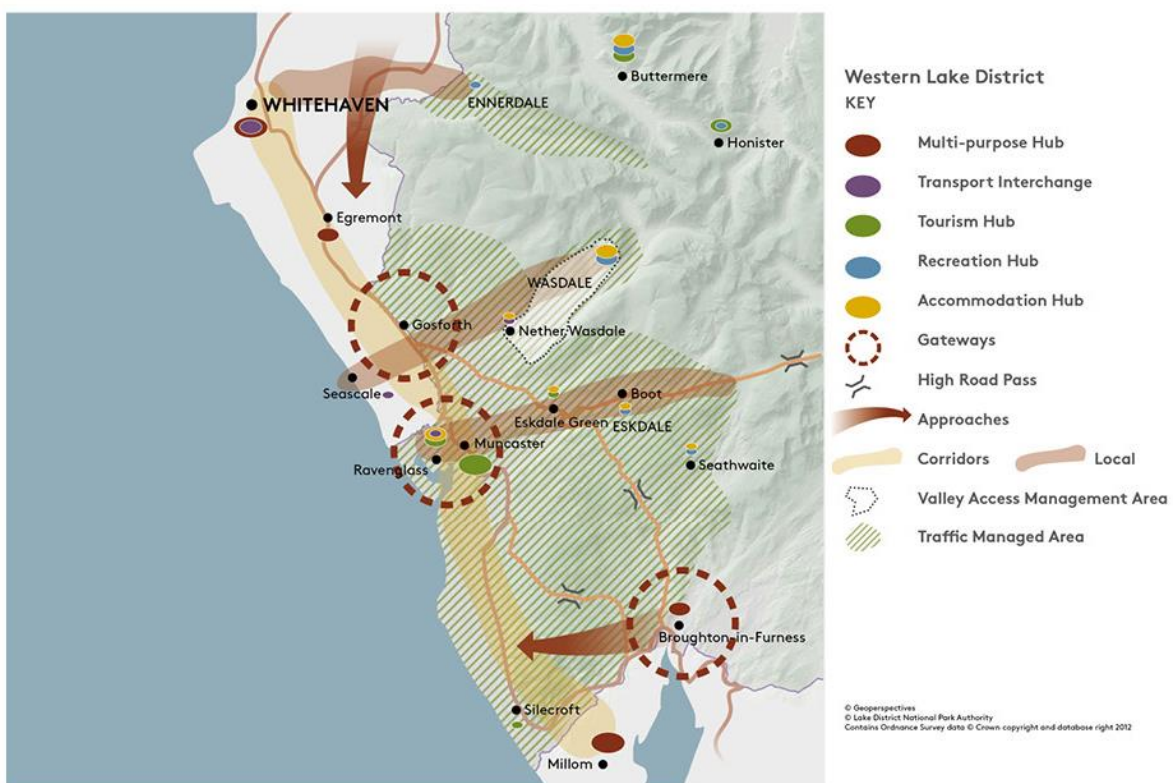
[3.22.10] Evidence of need for additional public parking may include, but not be limited to:

- the capacity and occupancy of all existing car and coach parks and parking spaces in the settlement/ relevant area;
- the average length of stay in existing car and coach parks;
- the need for additional parking all year round;
- highway safety issues;
- traffic volume trends;
- highways authority and/or police have provided evidence of substantial enforcement action and activity for at least a 12 month period; or
- other evidence as deemed appropriate.

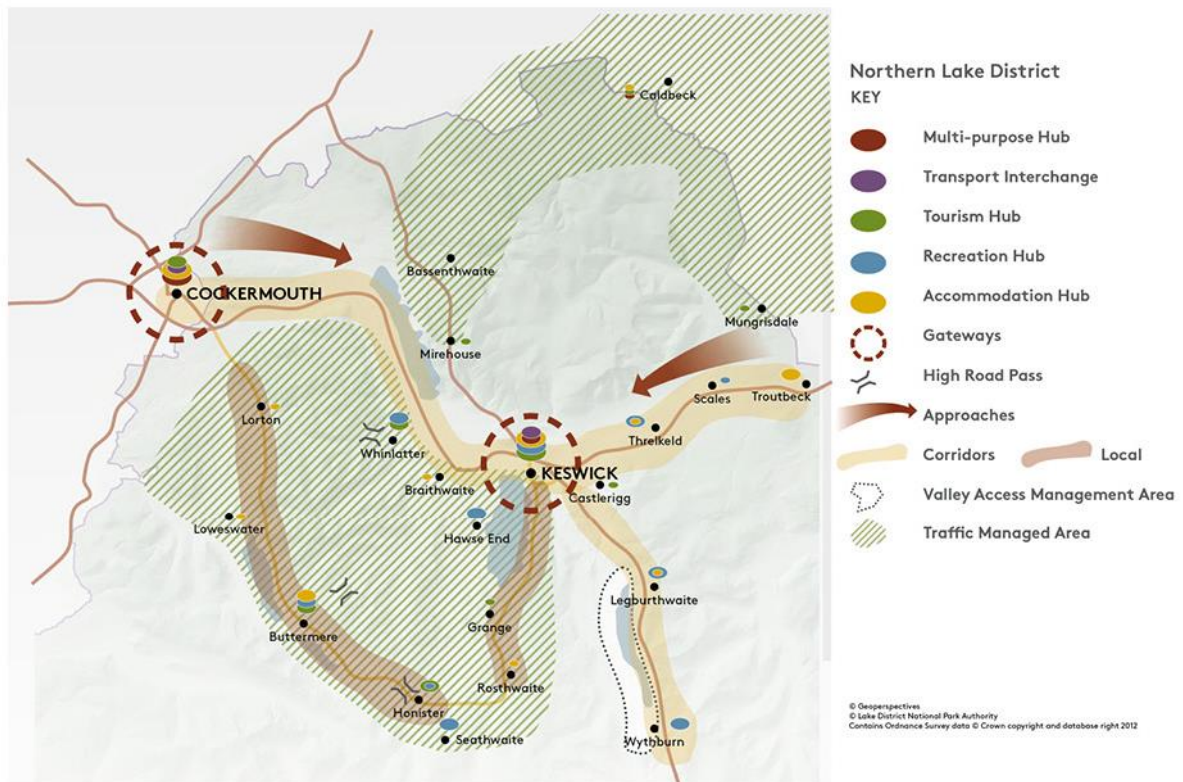
[3.22.11] Each parking application will have different opportunities and local circumstances, including existing transport. Linking cycle and walking route potential, and user benefits will be taken into account. We will require applicants to implement measures to support the modal shift from cars to other forms of sustainable travel. These may include:

- tariffs to encourage long stay and joint ticketing with public transport and/or cycle hire, such as Park and Explore;
- information and marketing on sustainable modes of transport from the car park; improvements to public realm, safety and environment at car park, surrounding areas and/or waiting facilities;
- new secure cycle parking;
- provision of electric vehicle and e-bike charge points;
- creation or improvements to walking and cycle routes;
- water transport infrastructure improvements, such as new public jetties; consideration of roadside parking restrictions;
- improvements to public or community transport services;
- provide visitor incentives for arriving by sustainable means;
- be a component of a park and ride scheme;
- designated coach parking provision;
- bus stops and associated infrastructure; or
- investment in ‘smart’ technology that gives advanced information and helps to manage car park demand.

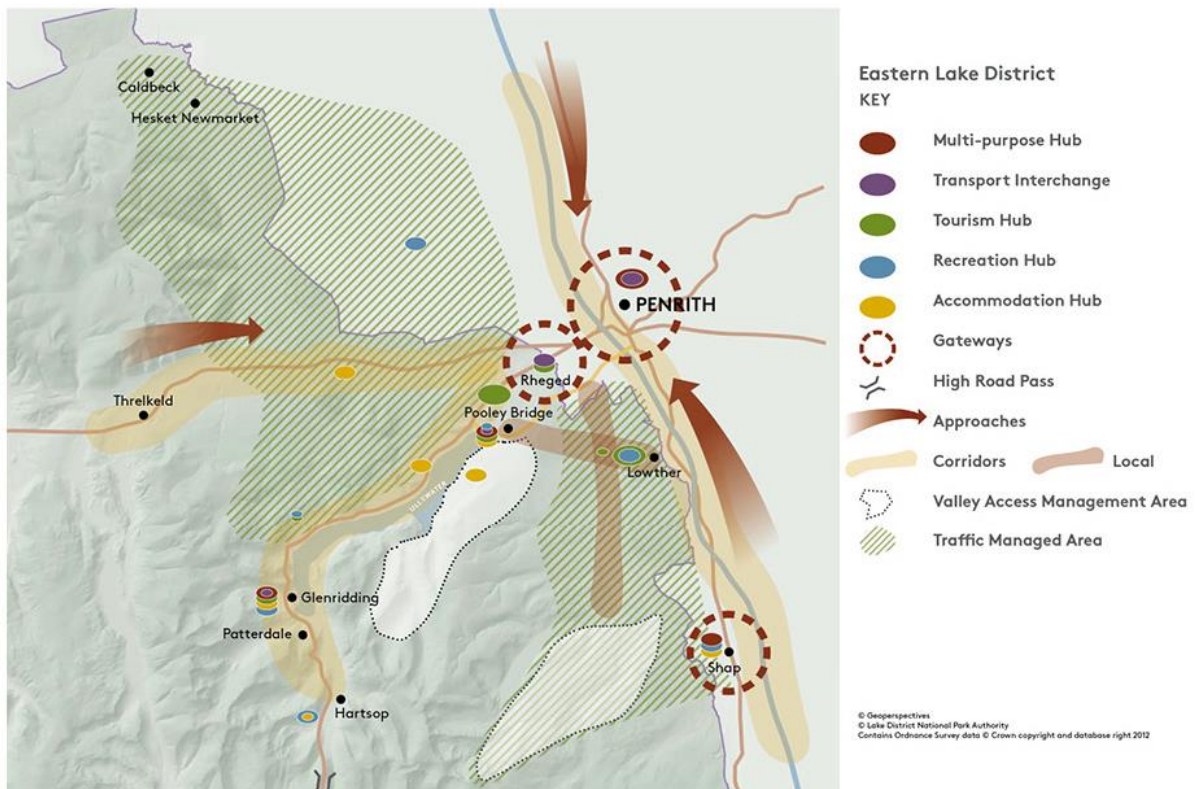
**Figure 11: Visitor Movement Map: Western Lake District**



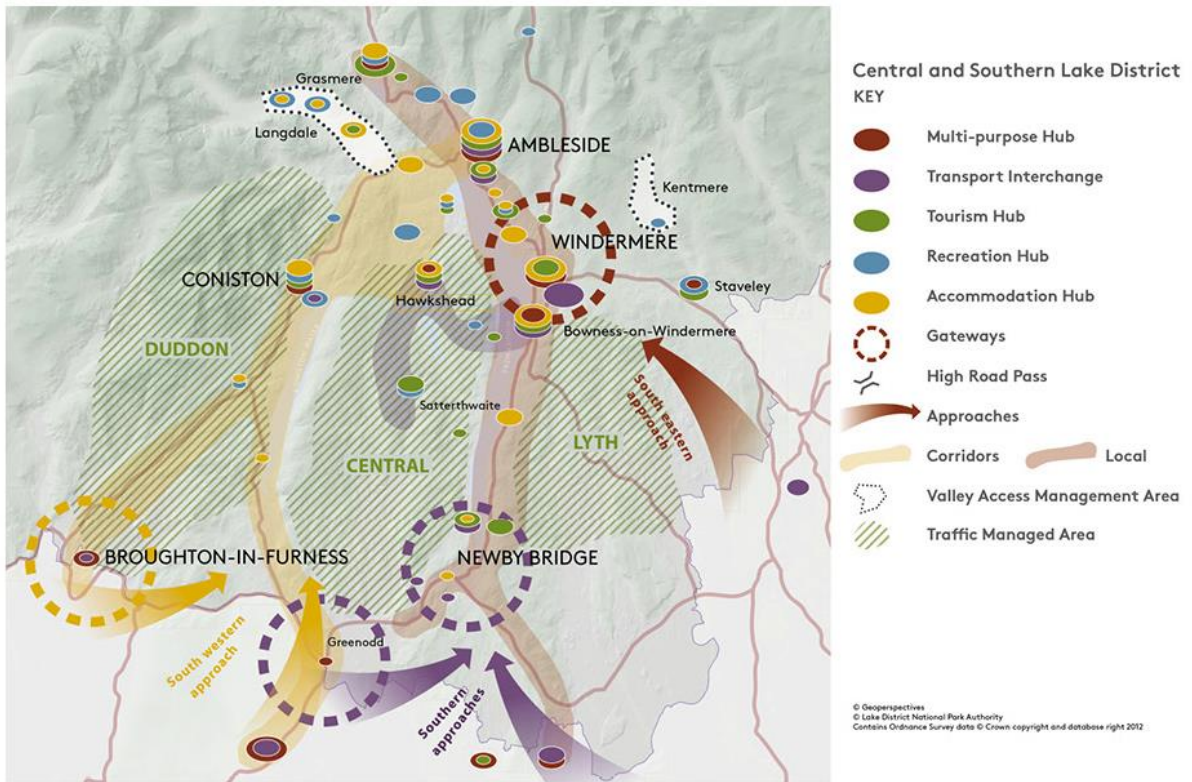
**Figure 12: Visitor Movement Map: Northern Lake District**



**Figure 13: Visitor Movement Map: Eastern Lake District**



**Figure 14: Visitor Movement Map: Central and Southern Lake District**



## **Community facilities and Local Green Space**

### **What are we trying to achieve?**

[3.23.01] We aim to provide the social, recreational and cultural facilities and services our communities need to support healthy lifestyles and address identified local health and well-being needs.

### **Current situation**

[3.23.02] Within the Lake District there are over 3000km of rights of way. There is also 1,246sqkm of open access land combining Common Land, Open Access and Dedicated land under the CROW Act 2000. The Authority's 'Miles without Stiles' Initiative helps those with limited mobility to access the countryside by providing suitable paths, and there are currently 48 routes across the Lake District (2018). There are 1.37sqkm (136.6ha) of Amenity Local Green Space and 1.16sqkm (116.1ha) of Recreation Local Green Space allocated primarily in the Rural Service Centres and Villages. We acknowledge the multi-functional benefits open space to both people and nature. However, we do not consider it necessary to safeguard all open space in the Lake District, instead we safeguard Recreation Local Green Space and Amenity Local Green Space. The policies in the Local Plan serve to collectively conserve and enhance the extraordinary beauty and harmony of the Lake District landscape and wildlife and help facilitate opportunities for communities to benefit physically and mentally. When coupled with the approaches set out in the National Planning Policy Framework provides adequate protection.

[3.23.03] The Open Spaces Audit 2020 identifies deficiencies in recreation local green space in some areas of the Lake District. We designated Local Green Spaces in 2013, this designation provides special protection against development of green areas of particular importance to local communities.

[3.23.04] Approximately 94 per cent of the settlements identified in Policy 02: Spatial Strategy have retained access to at least four or more local services as identified in the Annual Monitoring Report 2017–2018. Many of our communities face difficulties in providing and retaining services and community facilities. The impact of second homes and holiday lets in the Lake District means that settlements often have dwindling resident populations which threatens the viability of local schools, healthcare and other facilities such as public houses. Mobile service provision such as the post office, banking services, supermarket delivery, and prescription delivery remain increasingly important for rural communities to maintain access to essential services. Approximately 94 per cent of the settlements identified in Policy 02: Spatial Strategy have retained access to at least four or more local services as identified in the Annual Monitoring Report 2017–2018.

## **Policy 23: Community facilities and Local Green Space**

We want to sustain community and cultural facilities and local services, and ensure communities have improved availability and access to high quality greenspaces and recreation facilities.

We will achieve this by:

1. supporting development proposals for new, or improvements to existing community facilities and services where they are appropriately located to serve the needs of the community.
2. supporting development proposals that enable flexible / multi-use of buildings or that combine a range of services and facilities on one site to sustain its long term viability.
3. resisting the change of use of existing shops, and pubs and drinking establishments to alternative uses outside Primary Shopping Areas unless:
  - the current use is no longer suitable or viable for its purpose; or
  - it can be demonstrated that there are suitable alternatives within the settlement.
4. only permitting the loss of a Local Green Space designation in special circumstances where:
  - it can be demonstrated that the green space is no longer needed, or
  - a suitably located replacement of at least equivalent standard is secured.
5. requiring new housing development of ten houses and above and new business parks, large-scale retail and commercial developments (over 1250sqm) to include Amenity Local Green Space to enhance amenity value.

### **Policy implementation guidance**

[3.23.05] We will resist the loss of a community facility or significant erosion of the viability or quality of a community facility. We will only support the loss of a community facility to other uses where there is compelling justification. Proposals of this nature will be rigorously tested, such as an appropriate marketing exercise to have taken place for a minimum of 12 months. Other evidence may include, but not limited to, evidence of demand from commercial property agents and District Councils.

[3.23.06] New sports and recreation facilities will be considered against evidence of need, guidance for which is provided by Sport England. The Local Green Space designation is identified on the Policies Map. Proposals which would result in the loss of a Local Green Space designation should include clear justification as to why the designation is surplus to requirements. This should demonstrate why the Local Green Space no longer holds a particular local significance, such as, of its beauty, historic significance, landscape setting, recreational value, tranquillity or richness of its wildlife. This could also show there is an excess of playing field provision, which will remain the case should the development be permitted.

[3.23.07] Applications for new or improved communications infrastructure will be assessed against the National Planning Policy Framework and associated guidance.

## **Lakeshore development**

### **What are we trying to achieve?**

[3.24.01] We want to protect the landscape and character of lakes and lakeshores from inappropriate development.

### **What is the issue?**

[3.24.02] Lakes are a key feature of the Lake District landscape and we want to protect lakes and lakeshores from inappropriate development. However, we recognise that there are some developments that require a lakeshore location.

[3.24.03] The attractiveness of lakeshore sites means that there is significant development pressure on lakeshores which are vulnerable to disturbance, pollution and the direct impact of development activities. Demand for lakeshore development is higher on some lakes than others, particularly those lakes that are adjacent to settlements or that are popular for recreational activities.

## **Policy 24: Lakeshore development**

We want to protect the landscape and character of lakes and lakeshores.

We will only permit lakeshore development where:

- the development provides facilities or services that have a direct lake use function for recreation or water-based transport purposes; and
- the applicant demonstrates that alternative non-lakeshore solutions are not feasible or viable; and
- the scale, siting, and design of the development enhances or maintains the character of the lake and its lakeshore location, including undeveloped stretches of lakeshore; and
- the development does not have an adverse impact on lake navigation; and
- the development does not have an adverse impact on lake water quality.

### **Policy implementation guidance**

[3.24.04] Each lake and lakeshore has a different landscape character and level of use, and we will consider these issues when making any development decisions. We will use the Lake District Landscape Character Assessment to inform decisions on applications for lakeshore development.

[3.24.05] There is pressure on some lakes for boathouse development. The cumulative effects of increasing numbers of boathouses can adversely impact on lakeshore character. When assessing proposals for lakeshore development, we will consider the scale, siting and the cumulative impacts of the development on lakeshore character.

[3.24.06] Proposals should consider how the effects of high and low water levels would affect the development and adaptation measures that have been put in place to ensure resilience to these effects. Low water levels, exacerbated by further draw

down at times of drought, will affect the economic functioning of some lakes, particularly Windermere. At times of draw down, the infrastructure of jetties, slipways and moorings on lakes are placed at risk, not being able to perform as designed. By considering high and low water levels at the planning application stage we can ensure development is resilient to the effects of climate change.

[3.24.07] The water quality of the lake is an important aspect of its character as over enrichment with nutrients can cause long term changes in the visual appearance of the lakes. Many of the lakeshore areas are not served by public sewer so any new development would need to be served by individual sewage treatment plants. These are less effective at controlling nutrient inputs into the lake than United Utilities' sewage treatment works therefore applicants should demonstrate how the development will not affect water quality. Any lakeshore development may require a Construction Management Plan to demonstrate the measures to avoid water pollution during construction.

## **Development for the keeping of animals on a non-commercial basis**

### **What are we trying to achieve?**

[3.25.01] We want to maintain the character and cultural landscape associated with the unique farming heritage of the Lake District and ensure that facilities related to keeping of animals on a non-commercial basis do not harm the character of the cultural landscape.

### **Current situation**

[3.25.02] Horses have been kept in the Lake District for centuries for both working and recreation use. There are semi-feral herds of Fell Ponies that are associated particularly with farms and they form an important part of the cultural heritage of the Lake District. The majority of horses are now kept for recreational purposes, and the use of land for keeping horses is a relatively common feature in the Lake District particularly on the edge of settlements where individual or a small number of horses are kept in a field. There are limited economic benefits associated with such small-scale equestrian activities of this type. It is also becoming increasingly common to see other livestock being kept on a non-commercial basis, such as llamas and alpacas. Similarly there are limited economic benefits, yet potential for negative impacts resulting from buildings and structures required. There are very few commercial establishments such as liveries, commercial/ racing stables, or equestrian centres, however, these do contribute to the rural economy and help to sustain it.

[3.25.03] New facilities can have a negative impact on the rural nature of the Lake District by adversely affecting its landscape character and natural beauty by virtue of their appearance, scale, materials or design. Individually such developments may seem inconsequential, but cumulatively over time they can significantly alter the character of an area and the nature and structure of farming as smaller parcels of more productive land are bought for non-commercial agricultural use.

## **Policy 25: Development for the keeping of animals on a non-commercial basis**

We want to maintain the character and cultural landscape associated with the unique farming heritage of the Lake District.

Development of facilities related to the keeping of animals which are kept on a non-commercial basis will only be supported where:

- it reuses an existing building; or
- it is well related to existing buildings and structures and they satisfactorily relate to existing vehicular access and bridleways.

Where this is not practical or appropriate, exceptionally, we will only permit buildings in open countryside locations where they are demonstrably necessary for and designed for welfare reasons.

All developments must be well integrated with their surroundings taking advantage of the natural landform and any existing natural screening.

Where planning permission is granted for the change of use of land for the keeping of horses and ponies relevant conditions will be imposed in order to retain the natural character of the field.

### **Policy implementation guidance**

[3.25.04] Facilities may include field shelters, stables, schooling areas and outdoor exercise arenas. Development should reinforce the importance of local character by having regard to scale, height, density, layout, appearance and materials (Policy 06). In the first instance we will seek to support development that reuses an existing building.

[3.25.05] The natural character of the field is considered to be the state of the land prior to development. In most cases this will be an agricultural field used for grazing livestock without development and infrastructure associated with development such as hardstandings or associated equipment.

## **Major Development**

### **What are we trying to achieve**

[3.26.01] We continue to support Government's view that National Parks are not the place for Major Development except in the most exceptional circumstances. We want to ensure that if these exceptional circumstances are demonstrated in the Lake District then all possible measures to minimise adverse effects are secured.

### **Current situation**

[3.26.02] National policy states that planning permission should be refused for major development in designated areas other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. National policy and guidance provides the criteria to determine whether the exceptional circumstances and public interest can be demonstrated.

[3.26.03] Examples of major development proposals may include road schemes, pipelines and tunnels, energy supply schemes (conventional, nuclear or large scale renewable), high voltage electricity transmission schemes, water supply schemes and reservoirs, large scale tourism or leisure schemes, or proposals for major new waste disposal or management facilities (including those for nuclear waste). However, smaller-scale proposals may also be considered to be major development depending on the local context as determined by the nature, scale and setting of a proposal.

## **Policy 26: Major development**

Proposals for major development will be refused except in exceptional circumstances and where it can be demonstrated that they are in the public interest.

Whether a proposal constitutes major development will be determined by reason of the proposal's nature, scale and setting, and whether it has the potential to have a significant adverse impact on the National Park's statutory purposes.

Exceptional circumstances and whether the development is in the public interest will be determined in accordance with the criteria outlined in national policy and guidance for major development.

Where these criteria can be satisfied all possible measures should be taken to avoid adverse effects on the Special Qualities and attributes of Outstanding Universal Value of the Lake District. Where adverse impacts cannot be avoided, harm should be minimised through appropriate mitigation measures. Appropriate and practicable compensation will be required for any unavoidable adverse effects which cannot be mitigated.

When the activity for which major development is required ceases the land will be required to be appropriately restored or enhanced.

## **Policy implementation guidance**

[3.26.04] We will determine what constitutes major development in accordance with national planning policy and guidance. We will consider:

- nature;
- scale;
- setting, and
- whether the proposal has the potential to have a significant adverse impact on the purposes for which the Lake District has been designated

Our assessment will draw upon evidence relating to (but not limited to):

- Size and capacity of the site;
- Settlement profiles, such as the housing stock information and employment land information;
- Landscape character and sensitivity to accommodate development, such as Landscape Character Assessments, Landscape and Visual Impact Assessments;
- Settlement character, such as Conservation Area Appraisals, World Heritage Nomination Dossier;
- Rights of Way Network;
- Habitat surveys, such as Phase 1 Habitat Surveys;
- Whether the development is Environmental Impact Assessment (EIA) development;
- Whether developments that fall within Schedule 2 of the EIA Regulations after being screened by the Authority, are considered as likely to have significant effects on the environment due to their nature, scale and setting and require an assessment.

[3.26.05] A balanced judgement will be made to determine whether exceptional circumstances exist and whether the development would be in the public interest.

[3.26.06] The need for assessments to consider the exceptional circumstances and public interest of a proposal will be determined by national policy requirements and guidance.

## **Mineral extraction**

### **What are we trying to achieve?**

[3.27.01] We will support the extraction of building stone and slate where this is principally needed to maintain the Special Quality of ‘distinctive buildings and settlement character’ and attributes of Outstanding Universal Value. And high value industrial limestone where it is necessary to support manufacturing processes of local and national importance.

### **Current situation**

[3.27.02] The Lake District, in common with other scenically attractive upland areas, has a diverse geology and is rich in a variety of mineral deposits. Underground mining for a range of minerals including lead, copper, graphite and tungsten, began in the late sixteenth century. Slate quarrying, which is of particular importance, has also taken place for centuries, originally as underground workings but more recently as surface workings. The extensive use and distinctive character of local slate for roofing is a unifying feature in the Lake District. High purity limestone, produced at Shap Beck Quarry, is nationally significant and is necessary to support industrial processes of local and national importance, particularly in steel manufacture.

[3.27.03] Mineral production is now more limited and is concentrated upon slate, building stone and aggregates. There are:

- nine active building stone quarries;
- three active and one inactive hard rock quarries providing limestone, igneous and sandstone rock;
- very limited coal reserves. Coal resources are considered in the Cumbria Minerals and Waste Local Plan 2015–2030;
- no peat extraction sites because within the National Park there are some of Britain’s most significant peat mires and their importance for conservation and for carbon absorption means that they are strictly protected;
- no sand and gravel quarries currently operating;
- no known oil or gas reserves within the National Park ’s underlying geology; and
- no onshore licences within the Lake District for oil and gas.

[3.27.04] Quarrying is a recognised part of our cultural landscape and industrial background, and is an important local employer providing opportunities for highly skilled manual jobs. However, there is no escaping that quarrying also has impacts, not least on the landscape but also on communities and the local roads.

[3.27.05] The International Council on Monuments and Sites (ICOMOS) evaluation report into the English Lake District World Heritage nomination recommends that the Authority considers how it can provide assurances that quarrying activities within the English Lake District will be progressively downsized and extraction volumes limited to what is needed for carrying out conservation of the assets supporting the attributes of the property.

[3.27.06] The National Planning Policy Framework requires mineral planning authorities to plan for a steady and adequate supply of aggregates. We have prepared a Local Aggregates Assessment for Cumbria jointly with Cumbria County Council. The land bank end date for crushed rock is mid-2059 and for sand and gravel the land bank end date is early 2026. Site allocations have been made in the Cumbria Minerals and Waste Local Plan that would provide sufficient reserve to maintain the land bank required for sand and gravel. A shortfall in supply of very high specification roadstone is identified at Ghyll Scar Quarry.

[3.27.07] It is difficult to determine the precise quantity and type of material required locally to support the level of development anticipated during the plan period. Within National Parks the scale of development should be limited. This Plan establishes a housing target of 80 new homes per annum, and development to support the employment sector (business, retail and tourism) is focussed on job creation rather than additional floorspace provision.

[3.27.08] The potential for hydrocarbon fracking in the Lake District has not yet been assessed by British Geological Survey, but it is believed that it is limited to the areas around the periphery of the Lake District. Surface drilling is not allowed in National Parks through legislation, but operators may still apply to drill horizontally underneath a National Park, whilst the infrastructure is located outside it.

## **Policy 27: Mineral extraction**

We want to ensure that there is an adequate supply of local building stone and slate to help maintain the distinctive buildings and settlement character of the Lake District, and of high value industrial minerals which are of local and national importance.

We will achieve this by supporting:

1. applications for building stone and slate extraction where it:
  - is for the extension of an existing site or the reopening of an old site; and – meets a local need for building stone and slate; or
  - meets a need to conserve nationally significant buildings; and
  - makes careful use of mineral resources including the effective use of secondary aggregates.
2. applications for high purity limestone extraction where it:
  - is for the extension of an existing site; and
  - meets an identified national need for high purity limestone; and
  - makes careful use of aggregates produced as a consequence of the industrial process.
3. applications for general aggregate extraction and processing only where the time period of planning permission is to be extended and not a physical extension to the area of extraction.

In all cases proposals must demonstrate:

- the sensitive environmental restoration and after care of mineral sites, including enhancement for biodiversity, geodiversity and landscape character and quality, and
- support of the local economy and employment opportunities.

We will not support new mineral sites for quarrying and mining.

We will not support the extraction of hydrocarbons.

### **Policy implementation guidance**

[3.27.09] This policy will be used in the assessment of all proposals for mineral extraction. For applications classed as major mineral extraction (see Glossary) we will also use the major development tests in the National Planning Policy Framework and Policy 26 'Major Development'.

[3.27.10] Any application for an entirely new site would be considered as a departure from this policy. In cases where the time period of planning permission is to be extended, the benefits of doing so will be weighed up against impacts on local amenity. New sites or the physical extension to the area of extraction of an existing site for the sole extraction of general aggregates will not be supported.

[3.27.11] Our primary aim regarding building stone and slate is to sustain a steady supply of building material to help maintain the local vernacular. However, we appreciate that for mineral operators to run a viable business it is essential to retain a broad customer base that may extend beyond just the supply of local markets, such as supplying raw materials to conserve and repair nationally significant buildings. Whilst economic viability is a material consideration in the decision making process, this additional market should not be the sole reason for submitting an application; continuing the long tradition of fulfilling a local need for building stone and roofing slate will always be paramount in our decision.

[3.27.12] We acknowledge that aggregates are produced as a consequence of the industrial process associated with the extraction of high purity limestone, so we encourage the marketing of this by-product rather than it being stock piled.

[3.27.13] We will not support applications for onshore extraction of conventional and unconventional hydrocarbons. The nature of this type of development can have visual impacts on a highly sensitive landscape, be intrusive on communities, natural capital assets and could potentially impact on the authenticity and integrity of the attributes of the World Heritage Site.

## **Minerals Safeguarding Areas**

### **What are we trying to achieve?**

[3.28.01] We will safeguard minerals of economic importance from being sterilised by non-mineral development. Minerals Safeguarding Areas are a way of protecting proven deposits of minerals which are, or may become, of economic value.

### **Current situation**

[3.28.02] The Lake District has a complex and varied geology and is rich in mineral resources. The Lake District landscape was formed through 500 million years of geological processes, when the climatic conditions periodically underwent great changes. Slate, crystalline rocks, limestone, coal and red sandstone constituted the basic layers, with the formation of a central dome through volcanic intrusion about 280 million years ago.

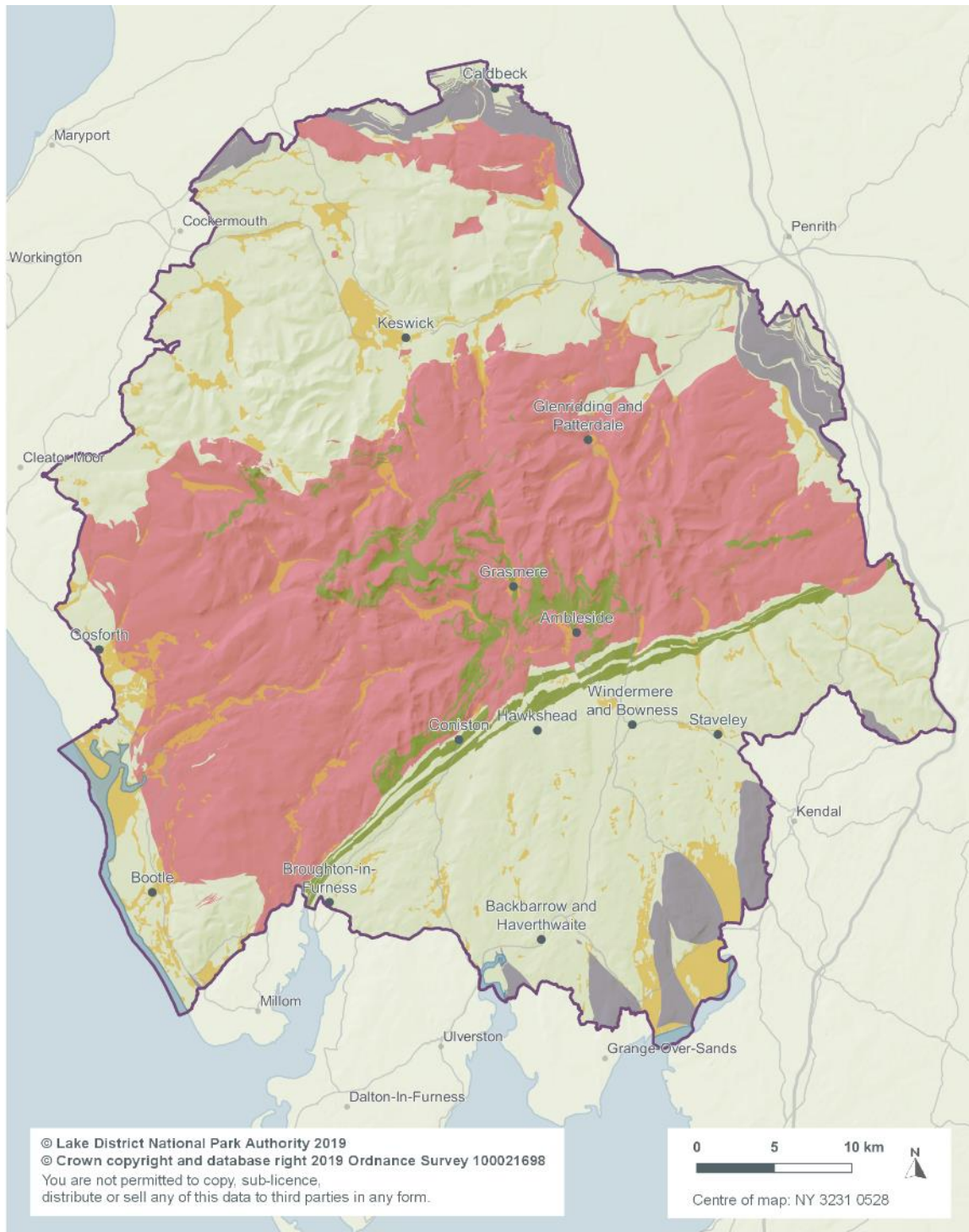
[3.28.03] Minerals can only be worked where they occur, there is significant pressure on land for a variety of development uses, so it is crucial our approach ensures future access to minerals is not restricted by non-mineral development.

[3.27.04] Minerals Safeguarding Areas identify where known locations of mineral resources exist. Using Mineral Resource Linework digital data provided by the British Geological Survey, we have defined the physical extent of the Minerals Safeguarding Areas (see Figure 15). The following specific minerals resources are considered to be of local and national economic importance and have informed the Minerals Safeguarding Areas:

- slates
- igneous and metamorphic (granites)
- limestone
- sand and gravel

[3.28.05] There is no presumption that applications to extract the mineral resources defined in Minerals Safeguarding Areas will be granted permission. Neither does a Minerals Safeguarding Area automatically preclude other forms of development. What it does, is draw attention to the presence of important mineral resources and make sure that they are adequately and effectively considered in land-use planning decisions.

**Figure 15: Extent of Minerals Safeguarding Areas**



Minerals Safeguarding Areas

- Igneous / Metamorphic
- Limestone
- Sand and Gravel
- Slate
- Lake District National Park boundary

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## **Policy 28: Minerals Safeguarding Areas**

Planning permission will be granted for non-mineral development within Minerals Safeguarding Areas where:

- the location of the proposal relates to a settlement recognised by Policy 02; or
- the proposal can demonstrate that it will not affect the overall value of the mineral resource; or
- the mineral can be extracted satisfactorily prior to the development taking place; or
- the development is of a temporary nature, can be completed and the site restored to a condition that does not inhibit extraction within the timescale that the mineral is likely to be needed; or
- there is an overriding need for the development.

### **Policy implementation guidance**

[3.28.06] We will apply the above policy in all land use and spatial planning decisions where an application for non-mineral development is proposed within defined Minerals Safeguarding Areas.

[3.28.07] Policy 02: Spatial Strategy aims to enable development to support and maintain the vibrancy and sustainability of settlements and reinforce the distinct character which is recognised as one of the ‘Special Qualities’ of the Lake District. For this reason, where a development proposal is in line with Policy 02 – and where the proposed development is within or well related to the form of the settlement – Minerals Safeguarding Areas do not apply. This will ensure there is no conflict with the aspirations of our spatial strategy.

[3.28.08] In order to demonstrate that development will not affect the overall value of the mineral resource, we will consider amongst other things:

- the scale of the proposed development;
- how the development relates to an existing use/development;
- the proximity of the proposed development in relation to existing and/or old mineral sites;
- any cumulative impact of the proposed and other development on the economic value of the safeguarded mineral in its wider context; and
- the statutory purposes of the National Park.

## **Waste management**

### **What are we trying to achieve?**

[3.29.01] We want to secure a more sustainable and efficient approach to resource use and management. Our aim is to ensure that waste generated from new development is managed effectively and in accordance with the intentions of the waste hierarchy, to avoid its adverse effect on human health and the environment.

### **Current Situation**

[3.29.02] Local Authorities are responsible for managing Local Authority Collected Waste in their area. Cumbria County Council is responsible for the disposal of waste collected by the National Park Authority and the District Councils. The National Park Authority is the local waste planning authority for the Lake District which means we determine applications for waste management proposals in the Lake District.

[3.29.03] There are no operational waste disposal sites in the Lake District and little evidence of demand or need. The Cumbria Minerals and Waste Local Plan did not identify a need for waste disposal sites within the Lake District, and through continued engagement with the County Council we were informed that Kendal Fell Quarry was no longer needed for Mechanical Biological Treatment.

[3.29.04] The population of the Lake District is significantly increased each year by approximately 19 million tourists, generating waste which is collected through the Local Authority Collected Waste stream, much of which ends up in landfill or incineration.

[3.29.05] There is one household waste recycling centre at Ambleside and several local recycling points in Rural Service Centres, Villages and Cluster Communities. There are several waste water treatment works in the Rural Service Centres and Villages. Septic tanks are emptied via private waste contractors. Some agricultural waste is provided for through the Farm Plastic collection scheme which is operated locally and on-site hazardous or special wastes collection. Organic agricultural waste is traditionally disposed of through land spreading. Low level radioactive waste is managed at the Low Level Waste Repository in West Cumbria, outside the Lake District.

[3.29.06] Additionally, there are approximately 1160 farm holdings in the Lake District producing organic agricultural waste. There is a need to embrace new technology to increase the scope for small-scale, on-farm anaerobic digestion plants as an alternative means of dealing with organic wastes.

[3.29.07] We approve on average 900 planning applications for new development each year, each of which creates construction and demolition waste to varying degrees, some of which ends up as landfill. Construction and demolition materials are generated when new building and civil engineering structures are built and when existing buildings and civil-engineering structures are renovated or demolished.

[3.29.08] The Lake District is a protected area based on its landscape and scenic beauty and new strategic landfill sites are considered inappropriate in relation to these issues. However, agricultural landfill for improvement purposes, business enhancement and biodiversity may be acceptable.

[3.29.09] The Government is to embark on a new search to find a site suitable to develop a geological disposal facility to store the UK's high radioactive waste which may result in unacceptable impacts on the Lake District if neighbouring authorities consider hosting such a facility.

## **Policy 29: Waste management**

We want to ensure the amount of waste produced as a consequence of new development is managed efficiently and effectively and is as high up the waste hierarchy as feasible.

We will support new waste development where it:

- is of a scale and type appropriate to its location;
- manages and accommodates waste arising from the immediate area;
- provides opportunities to diversify the local economy; and
- does not have adverse impacts on residential amenity.

We will support development on previously developed land which minimises construction and demolition waste.

We will not support new, or extensions to, landfill sites for waste disposal.

The exception being the use of inert waste for agricultural land enhancement, such as land improvement, business enhancement and biodiversity.

We will not support a geological disposal facility for radioactive waste in or under the Lake District National Park.

## **Policy implementation guidance**

[3.29.10] When determining planning applications for a waste management facility we will also consider the National Planning Policy for Waste, in particular the locational criteria set out in Appendix B of that document.

[3.29.11] There are several types of waste development (see Glossary) that manage the varying types of waste. These facilities have different scales, visual impacts, noise levels, treatment processes and location requirements and not all are appropriate for the Lake District. Any new waste management facility must be of a scale and type that does not adversely affect its surroundings. For example, in-vessel composters could be suitable for small scale industrial or commercial operations. Open windrow composting is a common farm scale method which could be a farm diversification scheme, along with appropriately sized anaerobic digestion systems.

[3.29.12] We want to reduce construction and demolition waste from new development which involves the redevelopment of previously developed land, such as where a small property is to be knocked down and replaced by a larger property. We require the applicant to demonstrate how waste arising from the build process will be minimised through reuse on and off site and recycling. See Policy 06: Design and development for further details.

[3.29.13] There may be small areas of land which need improvement, such as agricultural land enhancement where using inert waste may be acceptable. Such proposals should accommodate waste from local sources.

## **Section 4**

Please refer to the standalone document “Section 4: Land Allocations” for details of site allocations and site requirements.

## Section 5

### Monitoring, implementation and review

[5.1.01] Monitoring is essential to establish what is happening and what may happen in the future and it means we can compare trends against existing policies to assess performance and whether we need to make changes. We assess the progress and effectiveness of planning policies set out in the Local Plan by asking:

- are policies achieving their intention, and is sustainable development being delivered?
- have policies had or are they having the intended consequences?
- are the strategic objectives behind the policies still relevant?
- are the targets set out in the Local Plan being achieved?

[5.1.02] The Local Plan will be monitored regularly over the plan period via the Annual Monitoring Report. We will monitor the Plan as a whole, and use the list of indicators in Table 2 to inform the Annual Monitoring Report. It provides us with the opportunity to critically evaluate the effectiveness of our planning policies and monitor if a policy is working. We can also use it to identify and consider any changes in local circumstances which may influence the effectiveness of our policies.

[5.1.03] The Annual Monitoring Report is used to monitoring trend data over time and can be used as a trigger to either initiate a review of the Local Plan or introduce additional guidance on how to implement a policy, if required.

[5.1.04] We have established two types of indicator which are either ‘core’ or ‘contextual’. Core indicators monitor the effectiveness of the policies within the Local Plan whereas the contextual indicators provide additional information that has a wider contextual benefit such as linking to the State of the Park Report. Where we identify ‘bigger better’ or ‘smaller better’ as a target these reflect circumstances where the intention of the policy is to effect a specific change or outcome. Where ‘no target’ has been specified this reflects the indicators are largely contextual or respond to individual circumstance.

[5.1.05] The aspirations of Local Plan, determined by the Vision and Strategic Objectives, will be delivered with the support of landowners, members of the community and the Lake District National Partnership.

**Table 3:** Indicators to be used to monitor the Local Plan

Objective	Indicator	Target	Source of data	Relevant policy	Indicator type
<b>Economy and employment</b>					
<b>Support the development of new employment</b>	Amount and net change of floor space granted	A net increase	Planning Applications	Policy 16	Contextual

<b>sites and buildings (including retail and tourism)</b>	planning permission for employment by type, by location and by Distinctive Area				
	Amount of employment floorspace lost to residential use	Smaller better	Planning Applications	Policy 16	Core
	Amount and net change of floor space completed for employment by type, by location and by Distinctive Area	A net increase	Planning Applications	Policy 16	Contextual
	Number of jobs (full-time equivalent) created by type and location	190 FTE Per annum	Planning Applications	Policy 16	Core
		Trigger – Not achieving target for three consecutive years			
	Amount and net change of commercial, business and service floorspace created in Primary Shopping Area	A net increase	Planning Applications	Policy 17	Contextual
	Amount and net change of commercial, business and service floorspace created in Rural Service Centres	A net increase	Planning Applications	Policy 17	Contextual
	Amount and net change of commercial, business and service floorspace created in Villages, Clusters and Open Countryside	No target	Planning Applications	Policy 17	Contextual
<b>Support development for local / traditional</b>	Number of Whole Estate Plans endorsed by the LDNPA	No target	PSV Committee	Policy 19	Contextual

<b>businesses and activities</b>	Number of applications received and percentage approved for agricultural diversification	Bigger better	Planning Applications	Policy 19	Core
	Number of applications received and percentage approved for mineral extraction	No target	Planning Applications	Policy 27	Core
	Increase in physical extension to the area of mineral extraction	No target	Planning Applications	Policy 27	Contextual
<b>Diversity of the economic base</b>	Percentage of population that is of working age	No target	Annual employment survey	Policy 16	Contextual
	Percentage of working age population employed by non-visitor economy sectors	No target	Annual employment survey	Policy 16	Contextual
<b>Vibrant Communities</b>					
<b>To improve the health and wellbeing of people</b>	Amount of new development creating community facilities	A net increase	Planning Applications	Policy 23	Contextual
	Amount of Local Green Space lost through alternative uses	Smaller better	Planning Applications	Policy 23	Contextual
	Number of community facilities lost to alternative uses	Smaller better	Planning Applications	Policy 23	Contextual
<b>Making Communities more resilient</b>	Number of houses granted planning permission by type, by location and by Distinctive Area	80 per annum	Planning Applications	Policy 15	Core
		Trigger – Not achieving target for three consecutive years			
	Number of houses completed by type, by	80 per annum	Planning Applications	Policy 15	Core

	location and by Distinctive Area				
	Percentage of new dwellings approved with a permanent occupancy restriction	Bigger better	Planning Applications	Policy 15	Core
	Number of houses completed on allocated sites and windfall sites	80 per annum	Planning Applications	Policy 15	Core
	Number of houses completed on previously developed land	Bigger better	Planning Applications	Policy 15	Contextual
	Density of approved housing on allocated sites	No target	Planning Applications	Policy 14 Policy 15	Contextual
	Density of approved housing for more than five units in Rural Service Centres	No target	Planning Applications	Policy 15	Contextual
	Number of homes built on Operational farms	A net increase	Planning Applications	Policy 15	Core
	Number of applications received and percentage approved by community led housing groups	Bigger better	Planning Applications	Policy 15	Contextual
	Number of applications received and percentage approved for change of use of guest houses to residential including number of additional houses completed	No target	Planning Applications	Policy 15	Core

	Number of settlements in the Lake District with four, five or six services from: convenience store, meeting place, primary school, public house, post office, doctors surgery	Bigger better	In house survey	Policy 02 Policy 23	Core
	Number of applications received and percentage approved for multi-uses of community facilities	No target	Planning Applications	Policy 23	Core
	Number of units granted planning permission for holiday letting which are new build	0 per annum	Planning Applications	Policy 18	Core
	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	Smaller better	Planning Applications	Policy 03	Core
	Percentage of housing applications approved which meet the 30 per cent renewable energy target	Bigger better	Planning Applications	Policy 20	Core
	Percentage of other developments of greater than 100 square metres floorspace approved which meet the 30 per cent renewable energy target	Bigger better	Planning Applications	Policy 20	Core
<b>Visitor experience</b>					

<b>Every visitor has the best experience through improved attractions, access and transport</b>	Amount and net change of floor space granted planning permission for tourism by type, by location and by Distinctive Area	A net increase	Planning Applications	Policy 18	Contextual
	Number of applications received and percentage approved for change of use from guesthouses to different forms of holiday accommodation	No target	Planning Applications	Policy 18	Contextual
<b>Promote development that provides and or improves sustainable and integrated transport within the Lake District</b>	Number of applications received and percentage approved for sustainable access and travel proposals	Bigger better	Planning Applications	Policy 21	Core
	Number of applications received and percentage approved for vehicle parking proposals as part of sustainable transport improvements	No target	Planning Applications	Policy 22	Core
	Number of additional parking spaces granted through planning permission by location	No target	Planning Applications	Policy 22	Contextual
<b>Increase length of stay of overnight visitors</b>	Number of bed spaces created by type, by location and by Distinctive Area	A net increase	Planning Applications	Policy 18	Contextual
	Number of applications received and percentage	A net increase	Planning Applications	Policy 18	Contextual

	approved for the reuse of existing buildings for holiday letting				
<b>Encourage year round sustainable tourism</b>	Number of applications received and percentage approved for year round use of camping and caravanning sites	A net increase	Planning Applications	Policy 18	Core
<b>Landscape and cultural heritage</b>					
<b>To preserve, Enhance and manage landscape quality and character for future generations</b>	Number of applications received and percentage approved contrary to Policy 05: Protecting the Spectacular Landscape	Smaller better	Planning Applications	Policy 05	Core
	Number of applications received and percentage approved contrary to Policy 06: design and development	Smaller better	Planning Applications	Policy 06	Core
	Number of applications received and percentage approved contrary to Policy 24: Lakeshore development	Smaller better	Planning Applications	Policy 24	Core
	Number of applications received and percentage approved contrary to Policy 25: Development for the keeping of animals on a non-commercial basis	Smaller better	Planning Applications	Policy 25	Core

	Number of major development applications approved against Policy 26: Major Development	Smaller better	Planning Applications	Policy 26	Core
<b>To improve the quality of the built and natural environment, including the historic environment, heritage assets and their setting.</b>	Number of applications received and percentage approved contrary to Policy 04: Biodiversity and geodiversity	Smaller better	Planning Applications	Policy 04	Core
	Number of applications where there is a 10% or more increase in biodiversity units as measured by the biodiversity metric	Bigger better	Planning Applications	Policy 04	Core
	Number of applications received and percentage approved contrary to Policy 07: Historic environment	Smaller better	Planning Applications	Policy 07	Core
	Number of listed buildings removed from Heritage at Risk register through works completed	Bigger better	Heritage at Risk Register	Policy 07	Contextual
	Number of Scheduled Ancient Monuments removed from Heritage at Risk register through works completed	Bigger better	Heritage At Risk Register	Policy 07	Contextual
	Number of applications received and percentage approved for change	A net increase	Planning Applications	Policy 07, Policy 02	Contextual

	of use of a building of archaeological or historic importance to economic or residential uses				
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## Appendix 1

### Glossary terms

#### A

**Accommodation hub** — where there are opportunities to provide services for — and influence the travel decision at origin of — staying visitors. Most of these would be places largely separate from multi-purpose hubs.

**Affordable housing** — housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/ or is for essential local workers). For a definition of the affordable housing products available please see the Glossary in the National Planning Policy Framework.

**Affordability ratio** — household income to house price ratio.

**Agriculture and land-based rural businesses** — these are farming, forestry, mineral extraction, and privately managed estates.

**Amenity Local Green Space** - designation applies to land which makes a significant positive contribution to the visual amenity or character of a settlement and, or it provides opportunities for informal recreation (such as dog walking) by the local community. Not all Amenity Local Green Space is publicly accessible.

**Approaches (visitor movement)** — general routes (directions) that visitors enter the Lake District.

**Areas at risk of flooding** — land within Flood Zone 2: Medium probability and Flood Zone 3: High probability. It can also include an area within Flood Zone 1 which the Environment Agency has notified the local planning authority as having critical drainage problems.

**Areas of Search** — areas where knowledge of mineral resources may be less certain but within which planning permission may be granted, particularly if there is a potential shortfall in supply.

#### B

**Biodiversity Net Gain** - qualitative or quantitative measures to enhance and support biodiversity in order to leave it in an improved state.

**Building of historic importance** — these buildings vary, but commonly they will be good examples of relatively unaltered historic buildings where their style, detailing and building materials provides the streetscape with interest and variety.

**Building with Nature** — is a concept designed to support the creation of high quality green infrastructure throughout the planning and development process.

## C

**Carbon budget** – a carbon budget is the cumulative amount of carbon dioxide (CO<sub>2</sub>) emissions permitted over a period of time to keep within a certain temperature threshold.

**Carbon sequestration** – the removal and storage of carbon from the atmosphere in carbon sinks (oceans, forests or soils) through physical or biological processes.

**Changing Places facilities** — toilets that are accessible for people with profound and multiple learning difficulties, as well as other disabilities that severely limit mobility. They will be expected to conform to British Standard BS8300, and have 12 square metres floorspace with minimum ceiling height of 2.4 metres in new build developments. A minimum of floorspace 7 square metres is required in other cases. Facilities must include: ceiling tracking hoist; adult sized height adjustable bench; centrally placed toilet; screen/curtain; washbasin; non-slip floor; waste bins; wide tear off paper roll; shower (optional); and public access.

**Climate Change – adaptation** - Adjustments made to natural or human systems in response to the actual or anticipated impacts of climate change, to mitigate harm or exploit beneficial opportunities.

**Climate Change – mitigation** - Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

**Coastal Change Management Area** — an area identified in Local Plans as likely to be affected by coastal change (physical change to the shoreline through erosion, coastal landslip, permanent inundation or coastal accretion).

**Commercial, business and service uses** – as defined by The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020

**Commercial equestrian uses** — commercial equestrian establishments such as liveries, commercial/ racing stables, or equestrian centres.

**Community facilities** — such as local shops, meeting places, sports venues, local green space, cultural buildings, public houses and places of worship.

**Comparison and convenience goods** — convenience goods are broadly defined as food, drinks, tobacco, newspapers or cleaning materials. Comparison goods are other goods not classified as convenience goods (example fridges, dishwashers or televisions)

**Cultural heritage (assets)** — includes tangible culture such as buildings, monuments, landscapes, books, works of art and artefacts, intangible culture such as folklore, traditions, language and knowledge and natural heritage including culturally significant landscapes.

## D

**Decentralised energy** — local renewable and local low-carbon energy sources including energy storage infrastructure.

**Detractors** — existing developments that have an adverse impact on the landscape.

**Developer contributions** — are paid by developers in order to mitigate the impact of new homes and other developments, which create extra demands on local facilities.

**District heating** — the supply of heat or hot water from one source to a group of buildings for example a biomass boiler and Combined Heat and Power (CHP) plants.

## E

**Ecosystems services** — the wide range of services humans derive from natural capital such as food, water, plant materials for fuel, building materials and medicines, climate regulation, flood defence, carbon storage and inspiration.

**European Designated Sites** — candidate Special Areas of Conservation (cSACs) and Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).

## F

**Future potential heat density** — heat density that will be available during the plan period for example between 2 and 15 years.

## G

**Gateways** — are defined as locations that provide orientation and information, and a variety of options for onward travel and sometimes associated facilities such as booking, hire, baggage forwarding, cafes and shops, They should provide a sense of entrance.

**Geodiversity Sites** — the range of rocks, minerals, fossils, soils and landforms.

**Geographically fixed location** — a location where development may be justified where it secures the conservation or interpretation of a cultural resource or a particular aspect of the natural or historic environment which could not otherwise be achieved.

**Ginnels** - A narrow passage between buildings; an alley

**Greenfield (site)** – Greenfield sites are areas of undeveloped land in either an urban or rural location, usually agricultural or amenity land.

**Guest house** — a private house offering accommodation to paying guests, usually larger than a bed and breakfast (the Law Dictionary).

## H

**Heat density** — the demand for heat in a particular location. District heating schemes work most effectively where there is a high demand for heat for example urban areas including Windermere, Keswick and Ambleside.

**Hydrocarbons** — a compound of hydrogen and carbon, such as any of those which are the chief components of petroleum and natural gas.

## I

**In a sparse setting** — where the wider area is remotely populated.

**Inert waste** — waste which is neither chemically or biologically reactive and will not decompose. Examples of this are sand, drywall and concrete.

**Infrastructure** — refers to the fundamental facilities and systems serving a place necessary for it to function such as:

- highways infrastructure
- sustainable transport infrastructure
- service and utilities infrastructure
- enhancement and maintenance of the historic environment and heritage assets
- biodiversity or wildlife corridors
- enhancement of the public realm
- maintenance and enhancement of public rights of way
- local green space, sports and leisure provision and/or play areas
- flood defences and mitigation and adaptation
- education provision
- health facilities
- facilities providing accessibility for all e.g. Changing Places facilities.

**Infrastructure Delivery Plan** — a Plan which sets out the infrastructure requirements to support planned new development.

## L

**Lakeshore** — lakeshore is the area surrounding open water where the lake is the dominant feature in the landscape and directly affects landscape character above all other influences. The lakeshore will vary in scale according to other landscape characteristics and also in character including semi-natural, rural, designed landscape and developed lakeshore.

**Light pollution** — any adverse effect of artificial light including sky glow, glare, light trespass, light clutter, decreased visibility at night, and energy waste.

**Local Authority Collected Waste (LACW)** - Formerly known as municipal waste. Includes household, commercial and industrial waste that the District Councils

collect, rubble from Household Waste Recycling Centres and grounds maintenance waste.

**Local Green Space designation** — a way to provide special protection against development for green areas of particular importance to local communities. Green areas can be valued because of their wildlife, historic significance, beauty and/or recreation importance.

**Local need** — need which is generated within the National Park.

**Local need housing** — housing which can only be occupied by someone who can demonstrate a local connection, this is secured through the use of occupancy restrictions. No price control mechanism is applied so these homes are not defined as 'Affordable Housing'. But the local occupancy clause does in effect reduce open market values resulting in 'low cost market' housing.

**Locality** – geographic areas which reflect the social and economic relationships between adjoining parishes. Further defined in the Housing Supplementary Planning Document.

**Low embodied carbon** — embodied carbon refers to carbon dioxide emitted during manufacture, transport and construction of buildings materials, together with end of life emissions. Low embodied carbon refers to materials with lower carbon intensities such as timber.

## M

**Major mineral extraction** — substantial extensions to, or reworking of, existing mines or quarries which have a significant impact upon the landscape, local communities or transport system.

**Masterplan** — a masterplan is a document which includes spatial layout and overarching vision, used to structure land use and development. A masterplan will need to be based on public input, surveys, planning initiatives and policies, existing development, physical characteristics, and social and economic conditions. A landowner or developer will prepare a masterplan and undertake public engagement as part of developing their masterplan. The landowner or developer can present the masterplan for endorsement by the Authority and, if agreed, this will be a material consideration in determining future planning applications.

**Mitigation Hierarchy** — is a tool that guides users towards limiting as far as possible the negative impacts on biodiversity from development projects.

**Mobility as a Service** — offers an opportunity to improve how people and goods move. It uses a digital interface to source and manage the provision of a transport related service(s) which meets the mobility requirements of a customer.

**Multi-purpose hubs** — are defined as places with multiple uses, shops, places to find information, accommodation and a choice of transport options. They also have stable resident population.

## N

**National Park** – National Parks are areas of exceptional natural beauty which benefit from special protection and management, with great opportunities for everyone to enjoy the outdoors.

**Natural capital** — the world's stock of natural assets which include geology, soil, air, water and all living things.

**Natural Flood Management** — the alteration, restoration or use of landscape features to reduce flood risk.

**Non-energy minerals** are defined as:

aggregates — minerals that are used primarily to support the construction industry; in Cumbria, these include both land won and marine dredged sand and gravel, and crushed rock;

industrial — minerals that are necessary to support industrial and manufacturing processes and other non-aggregate uses; in Cumbria, these include brick-making mudstones, industrial grade limestone, gypsum and peat;

building stones — minerals used for building and roofing; in Cumbria, these include limestone, sandstone and slate.

## O

**Open space** — all open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

**Outstanding Universal Value (attributes of)** — cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations. A Statement of Outstanding Universal Value is agreed by UNESCO World Heritage Committee and can be found in the Nomination Dossier of the World Heritage Site.

**Overbearing effect** — the impact of a development or building on its surroundings, particularly a neighbouring property, in terms of its scale, massing and general dominating effect.

**Overlooking** — the effect when a development or building provides a view over adjoining land or property, often causing loss of privacy.

**Overshadowing** — the effect of a development or building on the amount of natural light presently enjoyed by a neighbouring property, resulting in a shadow being cast over that neighbouring property.

## P

**Picturesque Movement** — a reaction to the Classical Revival style of architecture that included irregularly planned landscapes, follies, grottos and asymmetrical buildings, mostly in the Italian style.

**Primary Shopping Area** — defined area on the Policies Map where retail development is concentrated.

**Privately managed estate** — a land holding which can include both property and land within a single ownership.

**Proportionately high** — where the identified housing need is high in relation to the resident working age population.

**Public car parking** - Public car parking provision includes cars, vans, motorhomes, motorbikes and other similar vehicles used as a means of private travel

## R

**Recreation hub** — where the main attraction is some form of activity such as walking and cycling. Such places may be the start point for walking or cycling routes and may be a natural location for cycle hire, cafes and small outdoor shops.

**Recreation Local Green Spaces** designations are those areas which, based on evidence, are important locally because they provide needed formal recreation opportunities; examples of this designation includes football pitches and school playing fields.

**Redevelopment** — building new construction on a site that has pre-existing uses or renovating existing uses on a site.

**Regionally important geological and geomorphological sites (RIGS)** — is a term that has been used for many years and is still used to describe Local Geological/geodiversity Sites.

**Renewable and low carbon energy** — includes energy for heating and cooling as well as generating electricity. Renewable energy is energy produced from renewable sources for example wind, solar, geothermal and hydropower. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

**Reuse of a traditional building** — changing the use of an old building from its original use to a different function whilst retaining its historic features.

**Rural exception sites** — small sites used for affordable housing in perpetuity where sites would not normally be used for housing.

**Rural Service Centres** — Ambleside, Backbarrow/Haverthwaite, Bootle, Bowness and Windermere, Broughton in Furness, Caldbeck, Coniston, Glenridding / Patterdale, Gosforth, Grasmere, Hawkshead, Keswick and Staveley.

## S

**Special Qualities** — all the national parks in England, Wales and Scotland have an aim and purpose to promote understanding and enjoyment of the ‘special qualities’ of their area. It is the combination of these special qualities that led to these areas being designated to be protected as national parks, and distinguish each national park from each other and other parts of the country. The Lake District National Park’s Special Qualities are found in the World Heritage Nomination Dossier.

**Sustainable Development** — at a high level, it is meeting the needs of the present without compromising the ability of future generations to meet their own needs. There are three overarching objectives — economic, social and environmental which are interdependent. Further information can be found in National Planning Policy Framework.

**Surface water drainage hierarchy** — generally aim to discharge surface water run-off as high up the following hierarchy of drainage options as reasonably practicable:

- 1: into the ground (infiltration)
- 2: to a surface water body
- 3: to a surface water sewer, highway drain or another drainage system;
- 4: a combined sewer.

**Sustainable active travel options** — walking, cycling.

**Sustainable Drainage Systems** — to replicate the drainage patterns of natural systems by using cost-effective solutions with low environmental impact to drain away dirty and surface water run-off through collection, storage and cleaning before allowing it to be released slowly back into the environment.

**Sustainable tourism development** — any form of development, management or tourist activity which ensures the long-term protection and preservation of natural, cultural and social resources and contributes in a positive and equitable manner to the economic development and well-being of individuals, working or staying in protected areas. As defined by a Position Statement adopted by National Parks England on Sustainable Tourism, 2013.

## T

**Tourism Hub** — where the main attraction is one or more tourist attractions, but which can also promote and provide sustainable travel options.

**Traffic managed area** — where measures have been put in place to address a traffic issue for example congestion.

**Tranquillity** - Tranquillity can be defined as freedom from the noise and visual intrusion, including light pollution, associated with developed areas, roads, transport

and traffic, and areas with intensive recreational activities and other uses that contribute to disturbance.

**Transport interchange** — a place with clear options for the interchange between services and transport modes.

**Travel Corridors** — popular travel routes through the Lake District which are heavily used by tourists for example A591, A592 and the A66.

**Travel Plan** — requirements of what a Travel Plan should include is provided in National Policy Guidance.

## V

**Valley accessed managed area** — refers to valleys which have travel restrictions usually to manage visitor pressure.

**Village** — Askham, Bampton/Bampton Grange, Bassenthwaite; Braithwaite, Chapel Stile/Elterwater, Crosthwaite, Embleton, Ennerdale Bridge, Eskdale Green, Lane End (Waberthwaite), Lindale, High/Low Lorton, Penruddock, Pooley Bridge, Portinscale, Ravenglass, Rosthwaite/Stonethwaite, Silecroft, Threlkeld, Troutbeck/Troutbeck Bridge, Witherslack.

**Visual intrusion** — an adverse impact on the landscape and surrounding land uses caused by new development or a landscape detractor.

## W

**Waste development** — general non-exhaustive list of matters which can be considered as waste operations:

- metal recycling sites
- energy from waste incineration and other waste incineration
- landfill and land raising sites (such as soils to re-profile golf courses)
- landfill gas generation plant
- pyrolysis/gasification
- material recovery/recycling facilities
- combined mechanical, biological and/or thermal treatment
- in-vessel composting
- open windrow composting
- anaerobic digestion
- household civic amenity sites
- transfer stations
- waste water management
- dredging tips
- storage of waste
- recycling facilities for construction, demolition and excavation waste.

**Waste Hierarchy** – The Waste Hierarchy sets out a hierarchy of options for managing waste in terms of what is best for the environment.

**Welfare reason** — horses and similar livestock may require stable accommodation/housing or other shelter to protect them from the cold and damp or very hot weather. An outdoor arena would not be required for welfare reasons.

**Whole Estate Plan** — a document prepared by individual land owning estates. They set out the assets of the estate and the opportunities and threats which the estate may encounter, and describe their plans for the future. A Whole Estate Plan will be based on public engagement and evidence.

**Windfall sites** — sites not specifically allocated in the development plan, but which may come forward unexpectedly during the plan period.

**World Heritage Site** – World Heritage Sites are sites considered to be of Outstanding Universal value – places or buildings which are considered to have special importance for everyone. They represent the most significant or exceptional examples of the world's cultural and/or natural heritage recognised under the terms of the 1972 UNESCO Convention concerning the Protection of the World Cultural and Natural Heritage.

## Appendix 2

### Superseded Policies

**Table 4:** Current development plan policy that will cease to have effect

Current development plan policy that will cease to have effect		Replacement Local Plan 2020 –2035 policy
Development Plan	Policy	
Core Strategy (Local Plan Part One)	All policies	All policies
Allocations of Land (Local Plan Part Two)	<p>Policy AL1: National Planning Policy Framework –presumption in favour of sustainable development</p> <p>Policy AL2: Site-specific opportunities, issues and constraints</p>	<p>National Planning Policy Framework Policy 01: National and international significance of the Lake District</p> <p>Policy 14: Allocations of Land</p>
Minerals Safeguarding Areas (Local Plan Part Three)	Policy MSA 1: Minerals Safeguarding Areas	Policy 27: Minerals Safeguarding Areas
Local Plan 1998 (saved policies 2010)	NE12 –Protection of trees and woodland	Policy 05: Protecting the spectacular landscape
	NE14 –Protection of historic landscapes	Policy 07: Historic environment
	NE15 –Protection of ancient monuments and sites	Policy 07: Historic environment
	NE16 –Protection of archaeological sites	Policy 07: Historic environment
	NE18 –Protection of river corridors	<p>Policy 02: Spatial strategy;</p> <p>Policy 03: Development and flooding;</p> <p>Policy 04: Biodiversity and geodiversity;</p>

		Policy 05: Protecting the spectacular landscape
Local Plan 1998 (saved policies 2010)	BE1 –Roof and wall materials	Policy 06: Design and development
	BE11 –Conservation areas	Policy 07: Historic environment
	BE12 –Demolition in conservation areas	Policy 07: Historic environment
	BE13 –Alterations and extensions to listed buildings	Policy 07: Historic environment
	BE14 - Demolition of listed buildings	Policy 07: Historic environment
	BE16 –Re-use of listed buildings	Policy 02: Spatial strategy; Policy 07: Historic environment
Local Plan 1998 (saved policies 2010)	T6 –Hostels and outdoor centres	Policy 18: Sustainable tourism and holiday accommodation
	T9 –Static caravan sites	Policy 18: Sustainable tourism and holiday accommodation
	T13 –Individual holiday caravans	Policy 18: Sustainable tourism and holiday accommodation
	T16 –Touring caravan sites	Policy 18: Sustainable tourism and holiday accommodation
	T17 –Tented caravan sites	Policy 18: Sustainable tourism and holiday accommodation
	T18 –Touring caravan / tented camping sites	Policy 18: Sustainable tourism and holiday accommodation

Local Plan 1998 (saved policies 2010)	H6 –occupancy of existing farmhouses	Deleted
	H7 –Removal of agricultural / forestry conditions	Policy 15: Housing
	H9 –Replacement of sub-standard dwellings	Policy 02: Spatial Strategy
	H10 –Mobile homes	Policy 18: Sustainable tourism and holiday accommodation
Local Plan 1998 (saved policies 2010)	C7 –Requirements for all conversions	Policy 02: Spatial strategy; Policy 04: Biodiversity and geodiversity; Policy 05: Protecting the spectacular landscape
	C8 –Removal of permitted development rights	Deleted
Local Plan 1998 (saved policies 2010)	A1 –Agricultural and forestry buildings	Policy 19: Agricultural and land-based rural business diversification
Local Plan 1998 (saved policies 2010)	TR2 –Design of road improvements	Policy 01: National and international significance of the Lake District; Policy 06: Design and development; Policy 07: Historic environment
	TR3 –Roadside service facilities	Policy 02: Spatial strategy; Policy 06: Design and development
	TR5 –Public transport facilities	Policy 20: Sustainable access and travel
	TR6 –taxi bases	Deleted

	TR10 –the loss of off-street vehicle parking	Deleted
	TR11 –permanent public parking	Policy 22: Vehicle parking to improve sustainable transport
Local Plan 1998 (saved policies 2010)	UT7 – Telecommunications development	Policy 02: Spatial strategy; Policy 04: Biodiversity and geodiversity; Policy 05: Protecting the spectacular landscape; Policy 06: Design and development; Policy 07: Historic environment
Eden District Council Core Strategy Development Plan Document 2010	All policies	All policies
South Lakeland District Council Core Strategy 2010	All policies	All policies
South Lakeland District Council Land Allocations Development Plan Document 2013	All policies	All policies
South Lakeland District Council Saved Policies 2006	All policies	All policies