

Question – Is the draft in general conformity with the strategic policies contained in the development plan?

	Does the NP policy support and uphold the general principle that the strategic policy is concerned with?	The degree, if any, of conflict between the draft NP policy and the strategic policy	Whether the draft NP policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy	The rationale for the approach taken in the draft NP and the evidence to justify that approach
<p>MNP1 – Housing Provision The Neighbourhood Plan will generally allow an average of 1 or 2 new dwellings per year within Matterdale Parish subject to the overall figure not being more than 25 dwellings up to 2030 unless there is clear evidence of housing need. It is recognised however, that a higher figure may come forward and be permitted in the early years of the adoption of this policy as the latent demand for housing in Matterdale is met.</p>	<p>(para 156) NPPF strategic matter– <i>homes and jobs needed in the area</i></p> <p>Core Strategy (Local Plan Part One) CS18 – Housing provision “We will permit new dwellings where they contribute towards meeting an identified local need or local affordable need”</p> <p>Comment: This pro-growth approach, allows for up to 25 new homes during the plan period, or more, where there is evidence of housing need. Policy MNP1 would not compromise the general principle of Policy CS18 which aims to facilitate new homes for local need and local affordable need.</p> <p>CS05 – East Distinctive Area “We anticipate that approximately 7% of all development will take place in the East Distinctive Area.” It does not attribute specific delivery aims for housing in the open countryside.</p> <p>CS02 – Achieving vibrant and sustainable settlements “Exceptionally, we will only support development in the open countryside where it demonstrates:</p> <ul style="list-style-type: none"> • An essential need for a rural location, or • It will help to sustain an existing business, including farm diversification schemes, or • It provides for a proven and essential housing need, or • An appropriate reuse, redevelopment or extension of an existing building.” <p>Comment: MNP1 would allow a significantly higher proportion of new homes in the open countryside (40% of the Distinctive Area target (63)) which is above the figure established in CS02.</p>	<p>The NP policy aims to facilitate up to 25 new homes in the open countryside.</p> <p>A conflict exists between the NP policy and CS02. Delivering 25 new homes in the open countryside would result in a higher percentage of development within the open countryside than that which is anticipated through CS02.</p> <p>The conflict would be resolved by taking out the reference to a housing figure. Policy CS18 is needs led rather than target led.</p>	<p>Specifies a housing figure (target) for Matterdale Parish.</p>	<p>The Core Strategy anticipates 7%, of the total of development happening in the East Distinctive Area. This equates to 63 new dwellings until 2025 or 4 houses per annum. Policy CS05 East Distinctive identifies one Rural Service Centre – Glenridding / Patterdale and four villages – Askham, Bampton, Penruddock and Pooley Bridge. The majority of development will be focussed in these areas. The NP considers Matterdale to be a sixth settlement albeit a cluster. And considers that this would allow 10 dwellings in Matterdale Parish (?), but taking into account the NPPF pro-growth stance, 15 new dwellings is considered more appropriate.</p> <p>Comment: Matterdale Parish is not a cluster. Why attempt to specify an arbitrary figure? Need to apply the principle established in CS02 – open countryside. New houses in Matterdale Parish are required to address an identified need and meet the locational criteria defined in CS02.</p>
<p>MNP2 – Local Needs Housing (Conversions, Reinstatement and Subdivision)</p>	<p>(para 156) NPPF strategic matter– <i>homes and jobs needed in the area</i></p>	<p>NPPF 55 – Local planning authorities should avoid new</p>	<p>Specifies types of development opportunity</p>	<p>In order to reduce the impact on the spectacular landscape</p>

<p>Local Needs Housing will be permitted where it meets any of the criteria in list A and all of the criteria in list B:</p> <p>List A</p> <ol style="list-style-type: none"> 1. The reinstatement of a former dwelling including ruins 2. The conversion of existing traditional (pre 1947) buildings 3. The reuse of redundant traditional (pre 1947) buildings 4. The subdivision of existing dwellings <p>List B</p> <ol style="list-style-type: none"> 1. The proposal including any access tracks will not have a significant unacceptable impact on the landscape or visual amenity of the area 2. All normal site planning requirements are met. 3. The renewable energy requirement of CS16 is increased to 50% provided, where necessary, through rebuilding/ redesign in energy efficient methods rather than preserving inefficient building techniques. This may involve demolition and rebuild. 4. The design is of high quality and sensitive to the cultural and environmental context of the proposal and the size of the dwelling is a consequence of the design process. 	<p>Core Strategy (Local Plan Part One)</p> <p>CS05 - East Distinctive Area</p> <p>“In cluster communities and the open countryside we will support small scale proposals to diversify the rural economy, in particular farm diversification schemes.”</p> <p>This policy anticipates approximately seven per cent of annual development to be located within the East Distinctive Area. In relation to housing this equates to four houses being built across the whole of the East Distinctive Area per annum. (AMR)</p> <p>CS02 – Achieving vibrant and sustainable settlements</p> <p>Open countryside – exceptionally, we will only support development in the open countryside where it demonstrates:</p> <ul style="list-style-type: none"> • An essential need for a rural location, or • It will help to sustain an existing business, including farm diversification schemes, or • it provides for a proven and essential housing need, or • An appropriate reuse, redevelopment or extension of an existing building. <p>CS18 – Housing provision</p> <p>“We will permit new dwellings where they contribute towards meeting an identified local need or local affordable need”</p> <p>Comment:</p> <p>This is largely a locational policy rather than a housing policy as housing principles are set out in policy MNP1. I consider List A is a locally distinct approach and links directly with CS02 ‘Open Countryside’ bullet 4, by expressing the scenarios where this bullet is appropriate. However, when considered against List B, bullet 3, in all likelihood, the criteria will force new build, which is considered contrary to the principles of CS02. There is an indirect conflict with List A as this would facilitate new build.</p>	<p>isolated homes in the countryside unless there are special circumstances</p> <p>CS02 – In the open countryside we will only permit development for housing, where we cannot meet an essential need in any other way, such as there are no other development opportunities in the area. The rationale does not explain that there are limited development opportunities in Matterdale Parish, which it needs to to justify this approach.</p> <p>New build in the open countryside – special circumstances not listed</p>	<p>Increases the renewable energy requirement to 50%</p> <p>Special circumstances not listed. No justification as to why development in the open countryside is necessary.</p> <p>Why not list the locations / sites where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting, or the development would secure the future of heritage assets?</p>	<p>and conserve the heritage of the area Local Connection Housing can be delivered through sensitive development that leads to at least one of the criteria below:</p> <ul style="list-style-type: none"> • The reuse of redundant agricultural buildings • Reinstatement of former dwellings • Conversion of traditional agricultural buildings • Subdivision of existing dwellings
<p>MNP3 – Affordable Local Needs Housing (New Build)</p> <p>New build local needs houses may be permitted only where:</p> <ol style="list-style-type: none"> 1. An equivalent number of Affordable Local Needs houses are delivered as part of the proposal, provided the following criteria are met: <ul style="list-style-type: none"> • The sites for both the Local Needs and Affordable Local Needs dwellings are acceptable to the Parish Council • A financial appraisal of the proposal shows it is viable within the terms of 173 of NPPF providing a site value for the Local Needs dwelling of £150,000 and £20,000 	<p>(para 156) NPPF strategic matter– <i>homes and jobs needed in the area</i></p> <p>Core Strategy (Local Plan Part One)</p> <p>CS05 - East Distinctive Area</p> <p>“In cluster communities and the open countryside we will support small scale proposals to diversify the rural economy, in particular farm diversification schemes.”</p> <p>This policy anticipates approximately seven per cent of annual development to be located within the East Distinctive Area. In relation to housing this equates to four houses being built across the whole of the East</p>	<p>NPPF 55 – Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances. Special circumstance to include exceptional quality or innovative nature of the design.</p> <p>CS02 – In the open countryside we will only</p>	<p>Specifies the size of proposed new build. Is this internal floorspace at ground floor level? This is not consistent with NPPF 55.</p>	<p>It is not considered that any of the above methods will be suitable for the delivery of affordable housing because the costs of construction / conversion will preclude affordable housing. It is also not considered that grant funding will be readily available for small scale affordable housing developments of the size that may be acceptable in the Parish.</p>

<p>Or</p> <ul style="list-style-type: none"> All other site planning requirements are met <p>2. The proposed dwelling meets all the following criteria:</p> <ul style="list-style-type: none"> Limited to 125m² Is on the site of an existing building or forms an infilling or rounding off of an existing group of buildings Is within close proximity to other housing <p>Or</p> <p>3. Is within a 'cluster community' as defined within the LDNPA Core Strategy / Local Plan</p>	<p>Distinctive Area per annum. (AMR)</p> <p>CS02 – Achieving vibrant and sustainable settlements Open countryside – exceptionally, we will only support development in the open countryside where it demonstrates:</p> <ul style="list-style-type: none"> An essential need for a rural location, or It will help to sustain an existing business, including farm diversification schemes, or it provides for a proven and essential housing need, or An appropriate reuse, redevelopment or extension of an existing building. <p>CS11 – Sustainable development principles Developments will:</p> <ul style="list-style-type: none"> Be in locations that are consistent with our strategy for rural service centres, villages and cluster communities. New developments should demonstrate efficient use of land and buildings; <p>CS18 – Housing provision “We will permit new dwellings where they contribute towards meeting an identified local need or local affordable need”</p> <p>Comment: This policy is considered confusing; does it deliver what is intended? Is it trying to cover too much? No 1 in inflexible, not deliverable, therefore does not uphold the general principle of the strategic policy. No 3 – we do not consider any location within Matterdale Parish to meet the definition of a cluster community.</p>	<p>permit development for housing, where we cannot meet an essential need, such as farming and forestry, in any other way.</p> <p>Has the potential to be contrary to CS11 by permitting new build in the open countryside as it does not follow the priority for developments set out in the adopted Local Plan explanatory text.</p>		<p>The Registered Providers of affordable housing, who are eligible for grant aid, are not able to justify grant aid for developments below a size of about 6-10 units due to issues of economies of scale of delivery and maintenance and management. The initial consultation process attempted to identify a site where there may be scope for a local community delivered affordable housing scheme to put forward in this plan. However, no such site has been identified so far. Another method for the delivery of affordable local needs housing could be through a process known as 'coat-tailing' whereby the development of a non-affordable dwelling cross-subsidies the development of an affordable dwelling. In order to comply with relevant sections of the National Planning Policy Framework (NPPF 54, 173) careful consideration will need to be given to the thresholds and definitions of both the 'non-affordable' and affordable elements of such proposals. To allow this to work, it is likely that the size of the non-affordable dwelling will need to be reasonably significant to enable it to bear the cost of providing an affordable dwelling too.</p>
<p>MNP4 – Housing for Employees Housing comprising hostel accommodation or 1 bedroom units will be permitted where the following criteria are met:</p> <ul style="list-style-type: none"> It is necessary for the sustainability or expansion of an established service or tourist business, and; The occupation of the housing is restricted to those people employed in the relevant business, and; All other site planning criteria are met. 	<p>(para 156) NPPF strategic matter– <i>homes and jobs needed in the area</i></p> <p>No strategic policies identified that specifically deal with tied accommodation.</p> <p>What is meant by service? Is this tied houses and accommodation for employees?</p>	<p>Why only 1 bedroom units? Does not accommodate the needs of employees with families.</p>	<p>Offers a locally distinct approach to an issue on which the Core Strategy is silent.</p> <p>This is putting the needs of the business first.</p> <p>Tied accommodation</p> <p>Planning conditions would be required?</p>	<p>Housing of this type is not dealt with in the Core Strategy. It is not considered that such housing, which is often for young, single people, or those who have not formed strong local connections is appropriate to be counted as part of the Housing Provision for Local Needs or Affordable Local Needs.</p>

<p>MNP5 – Housing on Farms Family owns established Farm Enterprises or Rural Businesses may have an additional dwelling that can be used by family members, holiday letting or renting to local people or workers. Applications for an additional house must be accompanied by justification for at least one of these forms of occupation. In addition it will be subject to a section 106 agreement which specifically restricts the occupation of the dwelling to the flexible forms of occupation that the policy intends together with a provision that in the event that the property is not used as part of the farm or rural business enterprise it shall only be occupied as affordable housing. In the case of farm enterprises operating from a tenant farm who need to manage a generational transition and build a property which they will own, the new dwelling need not be tied to the main farm holding but would become an agricultural workers dwelling after the tenancy has expired. The siting and design of such new housing will need careful consideration to allow both the flexibility that policy intends and also to ensure that there is no unacceptable impact upon the visual or landscape amenity of the area. The reuse of an existing building or a plot near the existing farmyard may prove an acceptable site.</p>	<p>(para 156) NPPF strategic matter– <i>homes and jobs needed in the area</i></p> <p>Core Strategy (Local Plan Part One) CS02 – Achieving vibrant and sustainable settlements Open countryside – exceptionally, we will only support development in the open countryside where it demonstrates:</p> <ul style="list-style-type: none"> • An essential need for a rural location, or • It will help to sustain an existing business, including farm diversification schemes, or • it provides for a proven and essential housing need, or • An appropriate reuse, redevelopment or extension of an existing building. <p>CS05 – East Distinctive Area “In cluster communities and the open countryside we will support small scale proposals to diversify the rural economy, in particular farm diversification schemes.”</p> <p>CS22a – Reuse of buildings for holiday letting accommodation “We will only consider the reuse of an existing building to provide holiday letting accommodation where it would:</p> <ul style="list-style-type: none"> • Not utilise a site that is suitable for meeting a local need or local affordable need; and • Use a building which is not viable or suitable for reuse for employment uses under the provisions of Policy CS22” <p>CS18 – Housing provision “We will permit new dwellings where they contribute towards meeting an identified local need or local affordable need”</p>	<p>Comment: The principle is fine, but wording needs to be more precise and accurate.</p> <p>Clarity is required on the exact meaning of some of the terms to ensure S106 Agreements can be enforced, such as ‘farm’, ‘family’ and ‘rural business’.</p> <p>It also needs to be made clear than an ‘additional dwelling’ on the farm, is not an additional farmhouse.</p> <p>It is not clear whether this policy can be applied more than once to the same site.</p>	<p>Locally distinctive approach on an issue which is largely silent in the Local Plan.</p>	<p>The provision of housing on farms that is connected with an established farm enterprise is a successful policy developed in Upper Eden as part of its Neighbourhood Plan. This policy is aimed at helping secure the future of family owned farms particularly where a generational transition is required. It would allow an additional ‘farm house’ where needed to allow one generation to retire on the farm and allow the next generation to take on the farm business. The use given to the additional farm house is flexible to allow it also to be used for holiday letting, local needs renting or other farm workers when the generational transition is not occurring and; in default of these uses, it would be restricted to affordable local needs. This policy is not intended to allow multiple applications for additional housing on farms.</p>
<p>MNP6 – Broadband The installation of dishes, masts, cabinets and associated equipment necessary for the delivery of a broadband services will be permitted where:</p> <ul style="list-style-type: none"> • It will assist in the delivery of a community or individually owned network, and; • It will not cause a significant unacceptable impact on the landscape or visual amenity of the area or where in that case of a significant impact, the permission is strictly time limited to five years 	<p>(para 156) NPPF strategic matter – <i>the provision of infrastructure for transport, telecommunications, waste management...</i></p> <p>NPPF – Supporting high quality communications infrastructure</p> <p>No strategic policy, so this policy would take precedence once it comes into legal force.</p> <p>Saved policy – UT7 – Telecommunications Development</p>			<p>The provision of a fit-for-purpose broadband network is critical to underpinning economic and social sustainability in Matterdale. While neighbourhood planning will not facilitate the delivery of such a system of telecommunications operators, the planning system should not hinder the installation of intermediate technology by individuals or community owned providers where such installations are necessary for</p>

<p>MNP7 – Micro business and live work support In addition to the support given in CS02, development proposals, including new build, which support or result in facilities for micro businesses such as starter units, business hubs, or home office facilities, will be supported. The reuse of redundant traditional buildings for business use in association with a local needs housing development (as set out in MNP2) as a live-work proposal would be particularly supported.</p>	<p>(para 156) NPPF strategic matter– <i>homes and jobs needed in the area</i></p> <p>Core Strategy (Local Plan Part One) CS02 – Achieving vibrant and sustainable settlements Open countryside – exceptionally, we will only support development in the open countryside where it demonstrates:</p> <ul style="list-style-type: none"> • An essential need for a rural location, or • It will help to sustain an existing business, including farm diversification schemes, or • it provides for a proven and essential housing need, or • An appropriate reuse, redevelopment or extension of an existing building. <p>CS05 - East Distinctive Area “In cluster communities and the open countryside we will support small scale proposals to diversify the rural economy, in particular farm diversification schemes.”</p> <p>CS22 – Employment Elsewhere [cluster and open countryside] we recognise that some small scale development to meet local community needs may be acceptable and we will support small scale employment opportunities for:</p> <ul style="list-style-type: none"> • Home based proposals • Small scale expansion of existing businesses and business sites • Reuse, redevelopment or extension of existing buildings • Farm diversification schemes 	<p>Work/live proposals in open countryside contrary to CS22.</p> <p>New build would be contrary unless for an essential need.</p>	<p>Extra local perspective added</p>	<p>good service delivery.</p> <p>Help for small businesses to start up and grow in the parish will help diversify the local economy and increase wage levels locally. The planning regime locally should help such businesses wherever possible. Micro businesses are considered so if the work space involved is below 150m²</p>
<p>MNP8 – Holiday Parks New holiday parks and/or the physical extension to existing holiday parks will only be permitted provided there is no unacceptable impact on the ‘Special Qualities’ of the area, and no unacceptable harm will be caused to the visual amenities or character of the area.</p> <p>Where general landscaping and / or screen planting is required, planning obligation will ensure the requirement is in place and established before any caravans may be sited.</p> <p>The siting of new static caravans must not harm the internal amenity of the site (for example the loss of important recreational areas or open spaces) or result in a reduction in landscaping / screening.</p> <p>Holiday park development will only be permitted provided that there is no unacceptable impact on the local road network (such as</p>	<p>(para 156) NPPF strategic matter – <i>the provision of retail, leisure and other commercial development.</i></p> <p>Core Strategy (Local Plan Part One) CS24 – Delivering sustainable tourism New development in locations other than rural service centres will only be permitted where:</p> <ul style="list-style-type: none"> • It contributes to the diversification of a farm business; or • It relies upon a specific geographically fixed resource which justifies the development; or.... <p>New development and the re-development, extension and improvement of existing tourism accommodation, facilities and attractions to raise the quality of provision will deliver sustainable tourism by:</p> <ul style="list-style-type: none"> • Enabling the economic and physical regeneration of an area, or diversifying the economic base of 		<p>Seeks to address a locally distinct issue. Establishes the parameters in which holiday park associated development is acceptable.</p> <p>Special qualities need listing, or if the same as the National Park Special Qualities needs to be made clear.</p>	<p>Matterdale parish is well served by holiday parks, hotels and pubs. The provision of holiday parks is concentrated within the eastern part of the parish particularly around the Lake, where there are views of Ullswater. There is also a marina and a new ferry pier planned together with the new lake front walk from Glenridding. It is considered that the number of holiday parks and caravans within them has reached its natural limit in the area of Matterdale Parish close to Ullswater. Any further</p>

<p>significant increase in traffic levels) nor any unacceptable impact caused by light pollution. The change of use from holiday use to permanent homes will not be permitted. The inclusion of new permanent homes within holiday parks will not be permitted except where, for example, an essential need for a full time employee can be evidenced.</p>	<p>an area; and</p> <ul style="list-style-type: none"> • Not introducing inappropriate activities, or levels of use, or otherwise being of a nature and scale detrimental to the character and quality of the environment; and • Ensuring that, where appropriate, the development is commensurate with the level of suitable housing or dedicated accommodation for staff which is available locally and accessible to the development by sustainable forms of transport; and • Not resulting in a loss to the range of tourism accommodation available in the area. <p>CS25 – Protecting the spectacular landscape “.....The type, design and scale of development, and the level of activity, should maintain and, where possible, enhance local distinctiveness, sense of place and tranquillity. In assessing development proposals the highest level of protection will be given to the landscape...”</p> <p>Comment: The principle of CS24 is to support tourism activity in the National Park to deliver a high quality, world class experience for all our visitors. Policy MNP8 supports tourism activity where there is no unacceptable impact on the Special Qualities of the area and no unacceptable harm caused to the visual amenities or character of the area. Policy MNP8 supports and upholds the basic principle of strategic policy CS24.</p>			<p>expansion of these facilities risks undermining the special qualities of the Lake District and those qualities that make this part of Matterdale locally distinctive. However, it is also recognised that holiday parks bring additional benefits to the local economy and so the provision of further holiday parks could be considered acceptable, subject to suitable screening and planting.</p>
<p>MNP9 – Environment The conservation and enhancement of the special qualities of the Lake District and the special qualities of Matterdale in particular will be expected in all development proposals</p>	<p>(Para 109) NPPF – the planning system should contribute to and enhance the natural and local environment....</p> <p>Core Strategy (Local Plan Part One) CS01 – National significance and distinctive nature of the Lake District</p> <p>“...we will only support development proposals which:</p> <ul style="list-style-type: none"> • Are consistent with the National Park purposes and duty; and • Conserve and enhance the special qualities of the Lake District National Park...” <p>Comment: Possible duplication of strategic policy, clarity required over special qualities of Matterdale Parish.</p>		<p>For additional level of information, list the Special qualities of Matterdale Parish for clarity</p>	<p>Matterdale is an unusual parish within the wider North Cumbria area because it has no cohesive settlement centre. This has arisen as the original parishes of Matterdale and Watermillock were manors and chapelries of Greystoke and as such were purely agricultural with saeters and vac-caries (upland grazing and summer housing) for Greystoke. Settlement came by the formation of individual farms, originally set on the 900ft contour at Ulcat Row. The clusters of settlements at Dockray, Matterdale End and Troutbeck came later there</p>
<p>MNP10 – Heritage Development that has a detrimental effect on designated heritage</p>	<p>(para 133) NPPF – “where a proposed development will lead to substantial harm to or total loss of significance of</p>		<p>For additional level of information, list the designated</p>	

<p>assets (conservation areas, listed buildings and scheduled ancient monuments) will be refused.</p>	<p>a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss....</p> <p>Core Strategy (Local Plan Part One) CS27 – The acclaimed historic environment</p> <p>We will protect the internationally acclaimed historic environment of the Lake District National Park.....</p> <p>Comment: Possible duplication with national and local plan.</p>		<p>heritage assets for clarity.</p>	<p>being no central cluster in Watermillock. This is evidenced by the positioning of the churches and schools in the centres of the area and iso-lated from other settlements. The original pattern consisted of small farms with small areas of in-bye for arable and winter usage with use of the commons for sheep and this pattern of distribution of buildings continues to the present day and is an important feature of the parish though many of the original buildings have been developed and usage has changed. Originally the only access to Matterdale was from Greystoke, at which there was a market, as the track from Dockray to Ullswa-ter passed through Greystoke property starting at Park Gate. The cluster of settlement at Troutbeck started when the railway was built in the 1860s and the cluster at Dockray resulted from the location of the Inn which was also a changing point for horses for coaches. This isolated settlement pattern continued when the lead mines were opened as the miner’s wives and families ran small holdings to supplement the miners’ wages. This pattern is one of the features of Matterdale which gives it its special identity. Having a non-nuclear development pattern has put Matterdale unfairly at odds with recent models of spatial planning and has resulted in it falling to the lowest level of the settlement hierarchy as ‘open countryside’.</p>
<p>MNP11 – Parish consultations Where the Parish Council writes to the Park Authority citing this policy in support or in opposition to a particular proposal and citing</p>	<p>Not a strategic matter (NPPF) No strategic policy</p>	<p>Not a land use policy issue</p>		<p>Despite the most rigorous plan preparation there will inevitably be circumstances that arise</p>

<p>material planning considerations, those matters should be given significant additional weight by the decision maker in any balancing exercise to be undertaken.</p>			<p>which are not accounted for in the policies. On such occasions the parish may be grateful for a policy which allows its view to be given greater weight than would otherwise be the case. However, it may place additional burdens on the parish Councillors to consider more applications than at present. Pre-application discussions with the Parish Council will be helpful in overcoming any site specific issues.</p>
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