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## Abbreviations

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<td>AAP</td>
<td>Area Action Plan</td>
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<td>AMR</td>
<td>Annual Monitoring Report</td>
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<td>AONB</td>
<td>Area of Outstanding Natural Beauty</td>
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<td>BAP</td>
<td>Biological Assessment Plan</td>
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<td>BREEAM</td>
<td>Building Research Establishment Environmental Assessment Method</td>
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<td>CCMA</td>
<td>Coastal Change Management Area</td>
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<td>CIL</td>
<td>Community Infrastructure Levy</td>
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<td>CO2</td>
<td>Carbon Dioxide</td>
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<td>CS</td>
<td>Core Strategy</td>
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<td>CSH</td>
<td>Code for Sustainable Homes</td>
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<td>DM</td>
<td>Development Management</td>
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<td>DPD</td>
<td>Development Plan Document</td>
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<td>GI</td>
<td>Green Infrastructure</td>
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<td>GPDO</td>
<td>General Permitted Development Order</td>
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<td>GVA</td>
<td>Gross Value Added</td>
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<td>HGV</td>
<td>Heavy Goods Vehicle</td>
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<td>HMA</td>
<td>Housing Market Area</td>
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<td>HMO</td>
<td>House of Multiple Occupation</td>
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<td>HRA</td>
<td>Habitats Regulation Assessment</td>
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<td>KSC</td>
<td>Key Service Centre</td>
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<td>LDF</td>
<td>Local Development Framework</td>
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<td>LDO</td>
<td>Local Development Order</td>
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<td>LDNP</td>
<td>Lake District National Park</td>
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<td>LPA</td>
<td>Local Planning Authority</td>
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<td>LPG</td>
<td>Liquid Petroleum Gas</td>
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<td>LSP</td>
<td>Local Strategic Partnership</td>
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<td>MWDF</td>
<td>Minerals and Waste Development Framework</td>
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<td>NNB</td>
<td>Nuclear New Build</td>
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<td>NPPF</td>
<td>National Planning Policy Framework</td>
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<td>NSIP</td>
<td>National Significant Infrastructure Project</td>
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<td>ONS</td>
<td>Office of National Statistics</td>
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<td>PPS</td>
<td>Planning Policy Statement</td>
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<td>RIGGS</td>
<td>Regionally Important Geological and Geomorphologic Sites</td>
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<td>RSS</td>
<td>Regional spatial strategy</td>
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<td>Sustainability Appraisal</td>
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<td>SAC</td>
<td>Special Area of Conservation</td>
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<td>SEA</td>
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<td>Strategic Housing Land Availability Assessment</td>
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<td>Strategic Housing Market Assessment</td>
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<td>SPD</td>
<td>Supplementary Planning Document</td>
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<td>SSSI</td>
<td>Site of Special Scientific Interest</td>
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<td>SUDS</td>
<td>Sustainable Urban Drainage System</td>
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<td>TPO</td>
<td>Tree Protection Order</td>
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<td>WCRS</td>
<td>West Cumbria Retail Study</td>
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ALLERDALE LOCAL PLAN

What is the Local Plan?

Allerdale Borough Council is preparing a Local Plan - a series of documents that will replace the Allerdale Local Plan that was adopted in 1999. This covers the areas of the Borough outside of the Lake District National Park as shown in the Key Diagram (Appendix 2).

The Local Plan will determine how the planning system will help to shape your community, as part of the National Planning Policy Framework. The Plan is the Council’s main collection of planning policy documents outlining the spatial strategy for the local area and contains the planning policies for managing development proposals through the planning application process.

There are a number of different types of documents within the Local Plan including:

Development Plan Documents (DPDs)

These are statutory documents that provide the basis for all planning, development and conservation decisions in Allerdale. The principal document is the Core Strategy. Other DPDs can include Development Management Policies, Neighbourhood Plan Policies, a Proposals Map and Area Action Plans.

Supplementary Planning Documents (SPDs)

Detailed guidance on various planning matters with explanations and more detail on policies within the Development Plan Documents, SPDs can include design guides, area development briefs and master plans.

Sustainability Appraisal (SA)

SAs are now an integral part of producing planning documents and are designed to promote sustainable development through improved integration of sustainability considerations in the preparation and adoption of plans.

Annual Monitoring Reports (AMRs)

Allerdale publishes an annual report on the wider social, economic and environmental position of the Borough, and monitors the effectiveness of plan policies.

Statement of Community Involvement (SCI)

This is the Council’s statement on how the local community and others will be involved in the preparation of the Local Plan and the consideration of planning applications. It will be a key test of soundness at examination.
Role of the Core Strategy

The Core Strategy will be the principal document of the Allerdale Local Plan and the most important, setting out the strategic vision of how Allerdale is expected to evolve over the next fifteen years.

The Core Strategy illustrates Council’s vision, strategic objectives and the broad spatial strategy to guide future development and growth in Allerdale. It will be the starting point for the determination of planning applications and is supported by other documents relating to the allocation of land and more detailed development management policies.

It will guide the aspirations of not only Allerdale Borough Council but also other key service providers and stakeholders, whose input will be essential to the successful implementation of the Strategy.

The policies in the Core Strategy and other documents will eventually replace all of the remaining policies in the Council’s current Local Plan that have not previously expired.
Role and structure of Development Management Document

The Development Management Development Plan Document (DMDPD) supports the Core Strategy and sets out the Council’s detailed policies for managing development in the Borough. The policies it contains, together with those in the Core Strategy will form the wider ‘Development Plan’ for the Borough and will be used to assess and determine planning applications. The role of the document is also to help deliver the Core Strategy, as well as the community strategy and other Council policies and strategies where relevant.

Evidence Base

The Local Plan is supported by a number of evidence base documents that the Council has referred to in the preparation of policies. These documents will accompany the Plan and will be part of the final submission and as such will be subject to public examination.

Evidence has been developed in all the key areas of policy and studies carried out covering; housing, employment, retail, climate change and energy, transport, environment, communities and infrastructure. Allerdale’s evidence base documents are listed in the compliance tables after each of the relevant policies and can be found online at www.allerdale.gov.uk/localplan.
We also welcome your comments on these documents as part of the wider consultation.

**Sustainability Appraisal**

A sustainability appraisal (SA) identifies and evaluates the impact of a plan on the economy, community and environment. The SA is produced alongside the new plan and suggests ways to avoid or reduce any adverse impacts arising from the plan as well as maximising positive impacts. Undertaking a sustainability appraisal of the Core Strategy & Development Management Policies DPD is a statutory requirement of the Planning and Compulsory Purchase Act 2004.

To be effective, the sustainability appraisal must be an integral part of the plan making process and inform the development of alternative options. At the start of the plan preparation a sustainability appraisal scoping report was prepared to provide a baseline report covering the plan area and will identify the sustainability issues which a development plan document would have to address. This would also set out the sustainability appraisal framework, which is used to assess the options as they develop. Consultation on the scoping report is carried out with the statutory consultees as specified in the Strategic Environmental Assessment Directive and appropriate stakeholders, by sending a copy of the document and where necessary by holding individual meetings. The public consultation of the SA is undertaken along with that of the planning policies and your views are also sought on this document and it’s approach.

**Habitats Regulation Assessment**

Under Regulation 48 of the Habitats Regulations 1994 an Appropriate Assessment (AA) is required when a plan would be likely to have a significant effect on a European wildlife site. The scope of the AA will depend on the location, size and significance of the proposed plan. Scoping on the need for an AA is undertaken at the same time as the SA scoping report and is published for comment at the same time. If an AA is considered necessary then it will be published in conjunction with the full sustainability appraisal for a particular finalised Local Development Document. Natural England is the only statutory consultee with respect to Appropriate Assessment; however, the Council may consult with other organisations that could have an interest in the AA process, depending on the scope.

It should be noted that an Appropriate Assessment is a self-contained step in a wider decision making process, required by the Habitats Regulations. The conclusion of the Assessment should enable the Local Planning Authority to understand whether a proposal or plan would adversely affect the integrity of European wildlife.
Where we are now?

September 2006
Publication & Consultation on
Core Strategy - Issues & Options

September 2009
Publication & Consultation on
Issues, Visions & Objectives

January 2012
Completion of Key Evidence Base
Documents

Spring 2012
Development of Options - informed by
findings of the Evidence Base.

Draft Core Strategy & Development Management
Policies
Consultation is now being carried out on the preferred options but
there is also opportunity to comment on the full range of alternative
options. The same organisations, community groups and individuals who
were invited or have submitted comments at the issues stages will have
the opportunity to comment on all of the options. All comments
received will be assessed and will inform the preparation of the
Development Plan Documents before it is published.

Publication & Consultation of
Core Strategy
Spring 2013

Public Examination
Summer 2013

Adoption
Autumn 2013
Over the past few years the Council has been working on the production of the Allerdale Local Plan. We produced an Issues and Options document and consulted on it in 2006 with an additional consultation on an updated document in 2009. During these two periods of consultation we gathered a wide range of feedback from local communities, businesses and organisations on the emerging vision and objectives of the Borough. Together with national policy and local evidence these views and comments have helped to shape our ‘Preferred Options’ for the future of Allerdale, which are the subject of this latest consultation.

The policies within this Development Management ‘Preferred Options’ document have been prepared to reflect the aims and objectives of the Core Strategy and to deliver the strategy, by providing further topic based detail on specific issues. Each chapter includes an introduction and description of the policy approach, while each policy is also linked to the Core Strategy, national policy, evidence, strategic objectives and includes reference to corporate strategies. Some cross-referencing to other policies in the development plan is also provided, but it should be noted that all policies within the development plan are mutually dependent and should be read together as a whole.

How can I get involved?

We would like to involve as many people as possible in producing the Allerdale Local Plan. To help encourage both communities and individuals to have their say we will be holding a number of exhibitions, surgeries and workshops during the consultation period to promote the Plan and answer any questions.

You can view the ‘Preferred Options’ for Core Strategy, Development Management and associated documents

- Online at www.allerdale.gov.uk/localplan
- At the Council Offices and customer service centres
- At any library in Allerdale
- At the public displays which will be touring the Borough.

We would prefer you to tell us what you think by using the on-line form at www.allerdale.gov.uk/localplan, however, you can also make your comments by filling in a form which is available to download, in libraries, customer service centres, or on request from us. Emails and letters would also be welcome.

Alternatively if you would like more information on the consultation, help making a comment or, if you would like this document in an alternative format, you can contact a member of the planning policy team using the following details;
The consultation period runs from 1 June 2012 to the 31 July 2012.

Consultation Questions

If you have any comments or questions we would like to hear from you. There are also questions located throughout each document relating to topic and policy specific issues that we would particularly like to get your opinion on.

What happens next?

Following this consultation, we will consider your views, together with any new evidence collected, to develop the final version of the Core Strategy and Development Management documents. There will then be a further opportunity for you to comment in early 2013 before the document will be submitted to Government. There will then be an examination of the submitted policy document by an independent Planning Inspector appointed by the Secretary of State in 2013. The Examination in Public involves, amongst other things, checking that the documents have been produced in accordance with national planning guidance and our sustainable community strategy and that it is justified by evidence. Where the Core Strategy and Development Management Document are judged to be sound they can both be formally adopted by the Council.
HOUSING
Housing - Introduction

Housing

A central objective of the Core Strategy is to create a balanced housing market that meets the needs of the communities throughout Allerdale and supports sustainable economic growth. The Development Management policies that support the Core Strategy will be used when making decisions on new developments. They provide policy detail on housing demolition and site restoration as well as providing material on the development of dwellings in the open countryside, by providing details on the removal of occupancy conditions, extensions to small dwelling and replacement dwellings. Additionally, a development management policy provides further information on the development of residential annexes.
DM HO1 Preferred Option - Housing Demolition and Site Restoration

The Council will normally seek to resist the demolition of existing housing stock where possible and will expect the potential for refurbishment and re-use to be fully explored. However it is recognised that in areas where housing market failure has occurred selective clearance may be the most viable solution. Proposals for clearance schemes will be supported if one or more of the following circumstances applies:

• Retention is not economically viable due to stock condition;
• Robust evidence to suggest that the decline is unlikely to be reversed through improvement and refurbishment of existing stock;
• Clearance would enable and/or facilitate the wider regeneration of the area (i.e. enable a scheme of comprehensive redevelopment).

All demolition schemes will comply with BS 6187 - British Standard Code of Practice for Demolition.

In considering planning applications for the demolition of residential development, the Council will seek appropriate level of site restoration. It is very unlikely that large clearance projects will be given permission unless it can be shown that suitable an alternative use has be secured.

Sustainability Appraisal

The preferred option performs well against the SA objectives. Particular strengths relate to provision of a decent home and contributing to the vitality and vibrancy of local communities.

Justification for Preferred Option DM HO1

This policy would support the objectives of core strategy policy HO4 by providing a set of criteria to assess proposals for the demolition of existing housing stock (via either Prior Notification or as part of a planning application). As the most sustainable approach the Council are keen to encourage the retention and refurbishment of existing housing stock wherever possible. Therefore this policy has been included in order to resist unnecessary demolition from occurring and provide clear criteria setting out the circumstances under which proposals for demolition will be considered both acceptable and appropriate.
Compliance with other policies and strategies

| National Planning Policy Framework | 6 - Delivering a wide choice of high quality homes; 8 – Promoting healthy Communities; |
| Evidence base / other appropriate regulations or plans | BS 6187 - British Standard Code of Practice for Demolition. Allerdale’s Strategic Housing Market Assessments 2011 |
| Parent Core Strategy policy | HO4 |
| Links to other policies | - |

Alternative options

DM HO1a – Do not Include a policy relating to housing demolition

This approach sought to have no demolition policy with the Council taking a neutral stance towards the demolition of existing housing in the Borough. This was not selected as an approach as it would have left the Council in a relatively weak position when trying to resist proposals for clearance in circumstances where it would have been preferable for retention and refurbishment. Unnecessary demolition would also undermine the Council’s environmental and community sustainability objectives.
DM HO2 - Removal of Agricultural Occupancy Conditions

Proposals for the removal of agricultural occupancy conditions would only be permitted if the applicant can demonstrate that long term need for the dwelling (for agricultural workers or workers for related activity) has ceased. To demonstrate this, the Council will require;
An agricultural appraisal, demonstrating that the dwelling will no longer be required for the holding; and
Proposals must be able to demonstrate through an active and exhaustive marketing process covering at least 6 months.

In all cases the marketing process requires as a minimum:

• Confirmation by the marketing agent that the premises were appropriately and extensively marketed for the required length of time as set out by the council;
• Dated photographs of marketing board/s of an appropriate quality, size, scale; location and number, during this time, on the premises;
• An enquiry log, how it was followed up and why it was unsuccessful;
• A copy of all advertisements in the local press and trade journals;
• Evidence of marketing via the internet.

Sustainability Appraisal

The preferred policy performs well against the SA objectives by ensuring that rural properties remain available within local rural communities, providing affordable housing for agricultural workers and ensuring the continued vibrancy of local rural communities

Justification for Preferred Option DM HO2

The preferred approach is to include a policy setting out the requirements that need to be satisfied for the removal of agricultural occupancy conditions. Agricultural occupancy restrictions are imposed to restrict residential developments which would not otherwise been permitted in the open countryside. This element would provide policy guidance in relation to the circumstances and criteria against which the Council would assess proposals for the removal of rural workers’ occupancy conditions. This approach provides clear criteria to assess removal of occupancy conditions.
Compliance with other policies and strategies

<table>
<thead>
<tr>
<th>National Planning Policy Framework</th>
<th>6 - Delivering a wide choice of high quality homes;</th>
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<tr>
<td>Evidence base / other appropriate regulations or plans</td>
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<tr>
<td>Parent Core Strategy policy</td>
<td>HO6</td>
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<tr>
<td>Links to other policies</td>
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Alternative options

DM HO2a – Do not include a policy relating to the removal of agricultural occupancy conditions

An alternative approach would be to have no local policy for the removal of conditions. This was rejected as the preferred option as it would not provide the detail required by the core strategy and would fail to provide flexibility to deal with changing circumstances in the rural economy and could result in an overly restrictive policy approach.

DM Q1 Do you think the marketing criteria is reasonable?
DM HO3 - Extension of Small Dwellings in the Open Countryside

DM HO3 Preferred Option - Extension of Small Dwellings in the Open Countryside

Proposals to extend small dwellings in the open countryside would only be permitted if the proposal remains subservient to the original dwelling. For 1 and 2 bedroom dwellings, this should be no more than a 50% increase in floorspace.

All extensions should be in keeping with the character and design of the original dwelling and would not result in any adverse effect on the residential or visual amenity.

Sustainability Appraisal

Both the preferred and the alternative policy options perform well in terms of the sustainability objectives, however it is considered that the preferred approach, which ensures that new development is in keeping with character and design, provides a more robust policy within the sustainability framework than the alternative approach.

Justification for Preferred Option DM HO3

The preferred option is to limit the size of extensions to small houses in the countryside to ensure that they continue to meet a need for 1 and 2 bedroom rural homes. Housing needs to be adaptable to meet the changing requirements of family life and homeowners, while smaller dwellings often plays an important role in meeting the needs of our rural communities, particularly those on lower incomes. As such it is important that extension proposals do not result in the loss of smaller more affordable property types, therefore a policy has been included to provide policy material.

Compliance with other policies and strategies

| National Planning Policy Framework | 6 - Delivering a wide choice of high quality homes |
| Evidence base / other appropriate regulations or plans | Allerdale’s Strategic Housing Market Assessments 2011 |
| Parent Core Strategy policy | HO6 |
| Links to other policies | - |
Alternative options

DM HO3a – A policy relating to the Extension of Small Dwellings based on officer’s judgement
An alternative approach would be to base decisions on the merits of each case. This
would require an assessment which considers whether an extension would result in a
substantial increase in size in relation to the original dwelling. This option was rejected in favour
of a more rigid approach that defines the increases by a set percentage rise in floorspace. The
limit would act as a useful guide in determining the appropriateness of scale for residential
extensions.

DM Q2 - Do you think it is reasonable to limit the size of householder extensions on
small houses in the countryside?
DM HO4 - Replacement / Rebuilding of Dwellings in Open Countryside

DM HO4 Preferred option - Replacement/rebuilding of Dwelling in Open Countryside

In the open countryside, outside of the settlement hierarchy, proposals to replace/rebuild dwellings will be acceptable provided that:

(i) the proposal is for a dwelling of similar or smaller size compared with the dwelling to be replaced, unless circumstances justify otherwise;
(ii) where the building is listed as being of special architectural or historic interest, or located in a Conservation Area or is deemed to make a significant contribution to local character, the proposal must comply with relevant Historic Environment policies (BE6);
(iii) The relevant building to be replaced substantially exists and is not deemed to have lost its lawful use as a dwelling.

Sustainability Appraisal

The preferred option performs strongly in sustainability terms, particularly by supporting local community vibrancy and potentially protecting historic character. The alternative policy option does potentially provide more protection for the countryside, however, this is the only area where it performs better than the preferred policy option and therefore the preferred approach is deemed the most sustainable.

Compliance with other policies and strategies

<table>
<thead>
<tr>
<th>National Planning Policy Framework</th>
<th>6 - Delivering a wide choice of high quality homes; 11 – Conserving and enhancing the natural environment;</th>
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<tr>
<td>Evidence base / other appropriate regulations or plans</td>
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<tr>
<td>Parent Core Strategy policy</td>
<td>HO6</td>
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<tr>
<td>Links to other policies</td>
<td>BE6</td>
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Justification for Preferred Option DM HO4

This option continues a clear approach for new housing within the open countryside. It seeks to keep a balance between the protection of the countryside and spatial strategy while acknowledging the circumstances where flexibility and rebuilding is required. The policy outlines the strategy for the replacement of existing dwellings with dwellings of similar scale, in appropriate circumstances.
Alternative options

DM HO4a - No policy for replacement / rebuilding of dwellings

Protecting the open countryside from sporadic development is a priority and this approach could be considered reasonable in order to maintain that control. This policy would not allow for the replacement of an existing dwelling, and was considered overly onerous on development and lacking flexibility. Additionally, it would not help maintain the housing stock, which is a key aim of the plan.
DM HO5 Preferred Option - Residential Annexes

The creation of self contained annexes to existing dwellings in order to accommodate, for example, an elderly or disabled dependent will only be considered if the Council is satisfied that the proposal is supported with evidence of need.

Residential annexes can be provided in the form of an extension, where the extension is capable of being incorporated into the existing dwelling when no longer required, or through the conversion of an outbuilding and the construction of a new building within the curtilage of an existing dwelling.

The development should be proportionate in scale and accommodate the functional need of the occupant(s), remaining ancillary and subservient to the main dwelling throughout the lifetime of its occupancy.

Development would only be permitted if the Council is satisfied that the proposal would not result in any adverse effect on the surrounding amenity.

Where appropriate, the Council would also consider the use of planning conditions to restrict the occupancy and the subsequent sale.

Sustainability Appraisal

The preferred policy option performs generally well in terms of the sustainability objectives and the approach to support the development of residential annexes where there is an identified need, is therefore considered to be the most sustainable policy approach.

Compliance with other policies and strategies

| National Planning Policy Framework | 6 - Delivering a wide choice of high quality homes; 7 – Requiring good design |
| Evidence base / other appropriate regulations or plans | Allerdale’s Strategic Housing Market Assessments 2011, Projections Paper – Projecting Employment and Housing Change (2011) |
| Parent Core Strategy policy | HO7 |
| Links to other policies | BE1 |
Justification for Preferred Option for DM HO5

With a rising elderly population, there is an increasing number of people who would benefit from living close to those who they can rely on for help and support. Residential annexes can be part of the solution which addresses this need; however, an annexe could result in pressure in the future to permit the annex to be let or sold as an independent unit. As such, it is preferable for annexes to be well related to the existing dwelling, in the form of extensions or conversions, which can be easily integrated into the existing dwelling when no longer required.

Alternative options

DM HO5a – Do not Include a policy relating to residential annexes

An alternative approach would be to not include a policy on residential annexes in the development plan, leaving provision of policy material to other plan policies. It was considered that as residential annexes are not specifically covered by national policy this approach would result in a policy vacuum and therefore it was rejected as the preferred option.

DM Q3 - Do you have any comments about the Housing Development Management policies (DM HO1-5)?
ECONOMY INTRODUCTION

ECONOMY

Employment

The Core Strategy includes planning policies to ensure that business will want to locate in the area, and that existing and new small and medium sized enterprises grow and prosper. In addition policy ensures that adequate land and buildings are made available by identifying new areas for employment uses through the Site Allocations DPD. However, until this part of the plan has been completed it is also important that current employment sites, which may be under pressure for redevelopment for other uses, should be protected wherever a need can be demonstrated.

The following Development Management policies will be used when making decisions on all new developments and provide policy material to assist the objectives of EC2. They set out specific requirements and criteria to ensure that local businesses are able to grow, important employment land is protected and development is located in the most sustainable locations, compatible with its surroundings and served by adequate infrastructure.
DM EC1 - Expansion and Intensification of Employment Sites

Proposals to expand or intensify existing employment sites will be permitted where:

- the scale of the development would not cause overriding problems for transport, housing, provision of services, impact on neighbouring residential uses, or the conservation of the environment; and
- there will not be material harm to the amenity of local residents; and
- the potential mitigation measures to address increased traffic movements generated by development will be effective; and
- the proposal accords with the other relevant Local Plan policies, concerning design, access, amenity and the environment.

Where sites are located in primarily residential areas and proposals would cause overriding problems, Allerdale Borough Council will seek to assist in identifying alternative sustainable locations with a preference for allocated employment and previously developed land that would be more appropriate for the resulting activity.

Sustainability Appraisal

The preferred policy option performs strongly in terms of sustainability and against the alternative policy option. The preferred approach enables appropriate employment development to be delivered where there is demand thereby improving access to employment opportunities, facilities and services.

Justification for Preferred Option DM EC1

This option is designed to support the growth and intensification of existing businesses where appropriate. The policy uses a criteria based approach to ensure that any development would not cause adverse effects on the surrounding area, and to protect the amenity of the local community. Employment allocations are made to support the local plan and will be identified in due course on Proposals Maps. Extensive work will be needed to ensure that these areas offer sufficient opportunities to meet the demand for industrial development, therefore, outside these it is appropriate to allow the extension of existing industrial operations when proposals are appropriate to their locality in terms of access, amenity and environmental impact.

The policy adopts a proactive approach in assisting the identification of alternative suitable employment land where extension or intensification would cause overriding problems.
Compliance with other policies and strategies

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Alternative options

DM EC1a: Restrictive approach to extensions or intensifications to existing businesses.

An alternative option would be to take a restrictive approach to extensions to existing businesses and direct any requirement for land to allocations given they are in the most sustainable locations and would result in the least potential planning problems. This option was rejected as it would be overly restrictive and therefore constrain the development of the local economy. This would be contrary to the central aim of the plan to support and facilitate the growth of existing business, allowing them to develop into new markets and premises that match the requirements of modern business.
DM EC2 Preferred Option - Protection of Employment Sites

Proposals for the change of use or redevelopment of existing sites or allocated land with an employment use, including small sites, to an alternative non-employment use may be granted where the applicant has clearly demonstrated that:

a) all or part of the site would not meet the current or long term needs of modern business;
b) the loss of the site would not significantly impact the long term supply of the Borough employment land in terms of quality and quantity.

In circumstances where land is released from employment use, preference will be given to the following in sequence:

a) a mix of employment and non-employment uses excluding residential; such as schemes that incorporate social infrastructure including compatible D1 uses such as education and training facilities, day centres, clinics and health centres;
b) alternatives which comprise a mix of uses which provide employment opportunities will be preferred to single-use residential development. In the lower tier of the settlement hierarchy live work units will be supported where they accord with policy DM EC5;
c) proposals for change to single-use residential use will only be considered as a last resort where it can be demonstrated that criteria a and b has been satisfied, and;
   (i) only on sites within settlements that have a defined physical limits boundary; and
   (ii) where applicants have considered the local housing allocation and provide robust evidence that there are no suitable alternatives for the proposal.

In all cases the proposal must not compromise the character and function of the surrounding area, and should be consistent with other relevant local plan policies.

The details of the evidence submitted in support of an application, such as where marketing information is required, should be agreed with the planning authority prior to the submission of an application. In all cases the marketing process requires as a minimum:

- Confirmation by the marketing agent that the premises were appropriately and extensively marketed for the required length of time as set out by the council;
- Dated photographs of marketing board/s of an appropriate quality, size, scale; location and number, during this time, on the premises;
- An enquiry log, how it was followed up and why it was unsuccessful;
- A copy of all advertisements in the local press and trade journals;
- Evidence of marketing via the internet.
Sustainability Appraisal

The preferred option performs well against the sustainability objectives. There are particular strengths in terms of increasing access to employment and services and facilities and supporting economic development and growth. The only potential area of weakness identified is the lack of support for residential development, as the protection of employment allocations will restrict their future use as residential sites. However, this is an adverse effect in isolation and by virtue of the strengths in other sustainability areas, it is determined to be the most sustainable option for this policy area.

Justification for Preferred Option DM EC2

Providing support for existing and future businesses is crucial to securing the long-term growth and resilience of the local economy. It is important to retain a good mix of employment sites that make a contribution to local employment and therefore it is important that the local plan safeguards existing and allocated employment sites against non-employment uses to ensure that there is a sufficient supply of employment land to meet the Borough’s economic development requirements over the plan period. Many of the higher quality and local sites are subject to development pressure for conversion to other uses such as residential and retail. Evidence from the Employment Land and Premises Study suggests that Allerdale has an excess of diverse employment sites and while much of the land remains suitable for modern business, there are other areas where a more appropriate land use may be preferable.

Consideration of the supply of employment sites, including reallocation will be undertaken in a consistent manner during the site allocation stage of the development plan.

This preferred policy for employment sites and allocations, seeks to provide positive guidance as to what would be acceptable and what would not, setting out a general presumption against alternative uses on these sites. If there is sufficient evidence that justifies the development of safeguarded sites for alternative uses, the policy provides a sequential approach for consideration of mixed uses which offer greater potential benefits to the community in meeting local business and employment needs. Single uses are only considered thereafter, if robust evidence demonstrates that mixed uses are not possible. And in all cases the proposed use of the site must be compatible with neighbouring land uses, including business and industrial activity that remains in the vicinity.
Compliance with other policies and strategies

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Alternative options

DM EC2a:  Strict protection of employment allocations

An alternative policy would be adopt a more strict approach ensuring that all existing employment sites and allocations are protected from other uses. This would ensure that maximum possible choice for businesses. This was rejected as it lacks flexibility and does not respond to evidence from the Employment Land and Premises Study that suggests that Allerdale has in some areas a quantitative surplus (but qualitative deficit) of employment land. By not allowing for the considered evidence based and exceptional release of land the policy would not respond to business or community needs or provide a focused employment offer.

DM EC2b:  Low protection of employment allocations

This alternative would see Allerdale adopt a low level of protection for employment land responding to evidence suggested in the Employment Land and Premises Study. This was rejected as an option as it only reflects part of the evidence, and would not protect important employment land from competing uses. By removing the protection (and considered release) the policy may result in loss of high quality and strategically important employment sites that would be detrimental to the economic aims of the plan. Additionally, this approach would not ensure a level control over land release in terms of scale, location or use, whereas the preferred approach ensures important and well performing sites are retained and when sites are released community use and mixed sites are considered before single use alternatives.

DM Q4 - Do you think the marketing criteria is reasonable?
DM EC3 - Development Outside Established Industrial Estates and Allocations

DM EC3 Preferred Option - Development Outside Established Industrial Estates and Allocations

New employment development or proposals to change the use of suitable buildings to commercial or industrial use will only be permitted on sites within the settlement hierarchy but outside established industrial estates or those sites allocated where;

(i) there are no suitable sites or premises available within existing and proposed employment areas within the settlement; and
(ii) the proposal is within settlement development limits; and
(iii) the scale and type of operation is appropriate to the locality and settlement; the proposal accords with all other relevant Local Plan policies, concerning design, access, amenity and the environment; and
(iv) where the proposal is on greenfield land the applicant has provided evidence that there was not suitable alternative in accordance with DM BE22; and in exceptional circumstances where the proposal provides significant benefit such as being part of a planned regeneration programme.

Sustainability Appraisal

The alternative policy option appears to perform more sustainably than the preferred option in this assessment as the alternative policy option ensures that development does not take place outside of existing employment sites or allocations, therefore providing protection to the wider countryside and potential biodiversity assets. However, when taken in conjunction with other policies aimed at protecting the natural environment, the flexibility enabled by the preferred option appears to be more preferable in terms of a policy approach.

Justification for Preferred Option DM EC3

This option is designed to ensure efficient and sustainable use of land by restricting employment related developments out with existing sites and allocations. This approach builds on other policies within the Core Strategy and directs employment to the most sustainable locations according to the Spatial Strategy. In order to ensure businesses are not unnecessarily constrained, where proposals can demonstrate why they cannot be appropriately located they will be considered on their merit taking into account local impacts and other policies. This option would on the whole help protect open countryside and green field sites.
Compliance with other policies and strategies

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Alternative options

DM EC3a: Strict approach allowing no development outside employment sites and allocations

This option is designed to ensure efficient and sustainable use of land by restricting employment related developments out with existing sites and allocations. This approach builds on other policies within the Core Strategy and directs employment to the most sustainable locations according to the Spatial Strategy. This option would result in the most sustainable pattern of growth and help protect open countryside and green field sites. However, the policy lacks flexibility, and constrains development and opportunities therefore it was rejected in favour of a more flexible approach.

DM Q5 - Do you have any comments about the Employment related Development Management policies (DM EC1-3)?
RURAL INTRODUCTION

Rural Economy & Enterprise

In encouraging rural economic growth and diversification, it is important that the countryside is not spoilt by the unfettered development of an inappropriate and unwarranted nature. Therefore proposals need to be of a scale and nature appropriate for the location and be capable of integration into the rural landscape. Such proposals should have regard to the amenity of neighbours, both residents and other businesses that may be adversely affected by new types of development.

The Development Management policies for supporting the rural economy are designed to take forward EC3 of the Core Strategy and provide complementary and detailed guidance that should be read alongside other relevant policies within the development plan. The following Development Management policies will be used when making decisions on new developments and provide policy material on the requirement for Live/work developments, as well as more traditional rural activities such as farming and equestrian businesses.
DM EC4 Preferred Option - Live/work

The creation of new or conversion to live / work units of appropriate scale, nature and design will be supported within rural villages. Proposals for small scale live / work units outside of the settlement hierarchy will only be supported where there is an existing residential unit, or as part of a proposal for the re-use of rural buildings.

In the case of conversion of existing dwellings we will approve home based employment, subject to policy DM BE18 (Extensions and alterations to existing buildings), while decisions on proposals involving the re-use will be according to BE3 Re-use of Rural Buildings.

And in all cases the proposal is subject to environmental impact and in accordance with other local plan policies and include adequate provision of useable workspace.

Sustainability Appraisal

The preferred policy option supports the creation of new or the conversion of existing dwellings to form live / work units in rural areas, and performs very strongly in sustainability terms. This policy approach enables the continued vibrancy of local communities, supports rural economic development, reduces the need for travel associated with commuting and improves general quality of life for the residents of the properties through enabling them to live and work in their community. The alternative approach was not considered to perform as well in sustainability terms.

Justification for Preferred Option DM EC4

Evidence from the Employment Land and Premises Study suggests that home based working is a growing practice in remote rural areas therefore has particular relevance and importance for rural Allerdale over the plan period. This is likely to continue, particularly with advances in communications. Live/Work units are distinct from ‘home working’, which usually comprises a residential unit with ancillary or informal work areas. Such businesses do not normally require planning permission. The concept of Live/Work is distinctive and provides a formal division of residential and workspace floorspace within the same unit and does require planning permission.

The aim of the preferred option is to encourage small businesses at home, while maintaining control over their impact on the surrounding area. This option provides clear support to rural enterprise by allowing a reasonable level of growth and expansion for businesses that are run from existing homes outside of the settlement hierarchy. Extensions and units of appropriate size and nature will be supported within the curtilage of existing dwellings in order to allow home-run rural businesses to expand where relocation is not a desirable option. Working from home has many advantages to small businesses especially when starting up providing cost
savings from premises and reduces the need for travel. Such development represents a good example of sustainable development, and therefore it is encouraged. However, in planning for Live/work units some control must be exercised to ensure that the operation of these businesses does not have an unacceptable adverse impact on the surrounding area. Promotion of Live/work as an alternative to some more traditional ways of working will help facilitate the aims and objectives of the Allerdale Local Plan.

This preferred option allows for growth of smaller businesses whilst supporting the spatial strategy and preventing unfettered development in the countryside.

Compliance with other policies and strategies

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Alternative options

DM EC4a: Do not include a development management policy for live/work proposals

The alternative approach would be to not include a policy related to live/work proposals, leaving the rest of local plan policies to assist in planning decisions. This option was rejected as live/work is considered a viable and sustainable form of development that should be supported providing opportunity for rural economic growth and diversification. Including a policy provides signposts to key built environment policies to guide development and to ensure such development do not give rise to significant adverse impacts. Therefore it was considered important to include a policy within the local plan.
DM EC5 Preferred Option - Farm Diversification

In order to support the continued economic viability of farming enterprises, the Council will support proposals for the diversification of farming activities that are of a scale and nature appropriate to the location. Proposals must be accompanied by a Farm Diversification Plan where it will be demonstrated that:

• the character, scale and nature of the proposal can be satisfactorily integrated into the rural landscape and is in accordance with Policy BE1 (Design & Development);
• the proposal will cause no detrimental impact to the integrity of internationally designated sites and is in accordance with Policy NE2 (Natural Environment);
• the proposal forms part of a comprehensive farm diversification scheme and is operated as part of a viable farm holding and will contribute to making the holding viable;
• the proposal will not undermine viability of services within the settlement or retail hierarchy.

The proposal should make use of existing buildings wherever possible and be developed in accordance with Policy BE3 (Re-Use of Rural Buildings).

Sustainability Appraisal

This option scored well within the Sustainability Appraisal. This policy has the potential to help promote community vibrancy through improved economic opportunities and help improve the levels of skills and training available in rural areas. There are no anticipated negative impacts.

Justification for Preferred Option DM EC5

The preferred option supports the diversification of farms to allow the continued economic viability of the business. The policy gives the flexibility and support to small enterprises of appropriate scale and nature, which can be satisfactorily integrated into the rural landscape, and where there is a genuine need for the economic diversification. Proposals will be required to be accompanied by a diversification plan to demonstrate the economic need and justification for the scheme along with evidence that the scheme will not have an adverse impact upon the surrounding countryside or retail hierarchy. This policy sets a clear approach to supporting rural diversification and enterprise, while also ensuring the protection of the countryside from detrimental developments by the use of robust policy criteria. The policy is designed to work with the spatial strategy and does not encourage unnecessary development outside of settlement hierarchy.
Compliance with other policies and strategies

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Alternative option

DM EC5a  No policy for farm diversification - relying on national policy.

An alternative approach would be to have no policy on rural diversification and rely on limited national policy to provide guidance. This would result in a shorter and therefore a simpler Local Plan. This option was rejected as it would be contrary to national advice, and not provide sufficient encouragement to the rural economy. Furthermore, it would not reflect the strategic objectives of the plan to support rural economy and farm diversification.
DM EC6 - Agricultural Buildings

Proposals for agricultural buildings, development and structures for livestock and bulk storage will be permitted in the countryside provided that:

- it can be demonstrated that there are no unacceptable impacts on
  - Local amenity (air quality/emissions, noise, odour, water pollution)
  - Landscape and visual in relation to the character and sensitivity of the surrounding landscape.
  - Nature conservation features, biodiversity and geodiversity, including sites, habitats and species, avoiding significant adverse effects on sites of international nature conservation; and
- An appropriate standard of design, a suitable landscape scheme to reflect the scale of the development and other appropriate measures to minimise the impact of the development will be agreed;
- The proposal demonstrates appropriate operational requirements such as local road systems are adequate, the site is well related to the primary road network, and the proposal does not compromise highway safety or the free flow of traffic;
- in the case of a building(s) for livestock, the proposal includes appropriate measures for the disposal of effluent; and
- in the case of food preparation, the proposal relates to the agricultural unit or group of units on which the crops are grown;
- in the case of new buildings, where practicable development is sited with regard to a functional relationship with existing groups of buildings and services; where new buildings cannot be located with existing buildings, that such development is sited so as to be readily assimilated into the landscape, avoiding isolated or skyline locations and taking advantage of natural land form;
- the proposal accords with Health and Safety Executive regulations; and
- the proposal accords with all other relevant policies within the local plan.

Proposals that have an unacceptable impact, either in isolation or cumulatively with other developments will be resisted.

Within the sensitive landscapes of the Hadrians Wall World Heritage Site and the Solway Coast Area of Outstanding Natural Beauty only schemes, which preserve the special qualities of these designations and accord with Core Strategy Policy NE2, will be supported.

Where planning permission is granted, an appropriate standard of design, a suitable landscape scheme to reflect the scale of the development and other appropriate measures to minimise the impact of the development will be agreed.
Sustainability Appraisal

The preferred policy performs well against the sustainability objectives and this will ensure that new agricultural development will not result in adverse effects on the countryside or biodiversity assets and supports the rural economy.

Justification for Preferred Option DM EC6

Agriculture plays an important role in the economy of Allerdale and supporting this sector is a key aim of the local plan. Due to the nature of farming certain types of development such as buildings or other structures used in connection with agriculture have to be located in the countryside. These structures often have to be large to enable them to meet with functional requirements, such as storage barns or slurry pits. Under the Town and Country Planning (General Permitted Development) Order not all agricultural related development requires planning permission, such as agricultural buildings below a certain size. This order does not allow farm dwellings or buildings for livestock units sited near residential or similar buildings.

The key role of this policy is to ensure that the development of agricultural buildings or structures has the minimum impact on the countryside. The preferred option ensures that amenity, landscape and the environment are protected, while the requirements of the additional development are ensured. The policy also ensures that any development is suitably designed and does not impact on Allerdale’s sensitive landscape.

Compliance with other policies and strategies

| National Planning Policy Framework | 3 – Supporting a prosperous rural economy; 11 – Conserving and Enhancing the natural environment |
| Evidence base / other appropriate regulations or plans | Health and Safety Executive Regulations |
| Parent Core Strategy policy | EC3 |
| Links to other policies | NE2 |

Alternative options

DM EC6a: No policy on agricultural buildings

The alternative approach would be to not include a policy related to agricultural buildings, leaving the rest of local plan policies to assist in planning decisions. This option was rejected as it was considered the issue was of importance to both farming communities in Allerdale and those who live in rural areas as such developments can give rise to significant impacts. Additionally, not including a policy would not support growth in the agricultural sector and development would be constrained, as other policies do not cater for this type of exceptional development. Therefore it was decided that an exception policy approach was required.
DM EC7 Preferred Option - Equestrian Buildings

Proposals for stables and equestrian activities in the countryside will be permitted provided:

a) Where possible new development is closely related to existing farm buildings or other groups of buildings, where this is not possible any development should be designed and sited to minimise impact on the landscape setting;

b) buildings respect and enhance the rural character of the locality in terms of design, scale, siting and construction materials;

c) it can be demonstrated that there are no unacceptable impacts on
   (i) Local amenity (light, air quality/emissions, noise, odour, water pollution);
   (ii) Landscape and visual in relation to the character and sensitivity of the surrounding landscape;
   (iii) Nature conservation features, biodiversity and geodiversity, including sites, habitats and species, avoiding significant adverse effects on sites of international nature conservation.

d) the proposal includes appropriate measures for the disposal of manure and waste; and

e) where the proposal is related to a farm diversification scheme other planning requirements of policy DM EC7 must also be met;

f) proposals for larger scale private or commercial enterprises should;
   a) be well related to the primary road network; and
   b) not compromise highway safety or the free flow of traffic; and
   c) provide an adequate level of off road facilities to allow operation of business.

Sustainability Appraisal

The preferred policy does not highlight many sustainability objectives, however, the preferred approach of a criteria based policy for permitting equestrian buildings in the countryside has a number of potentially positive effects and is therefore deemed the most sustainable policy approach.

Justification for Preferred Option DM EC7

By its nature equestrian development often requires a countryside location, however, new buildings can either individually or cumulatively have an adverse impact on the rural character and environmental quality of the area. Stable blocks and equine facilities on open undeveloped land can appear isolated and intrusive and once established can lead to intensification of uses on the site. The objective of this preferred policy is to ensure that new stables are only permitted in locations that are not damaging to the character and appearance of the countryside. Furthermore, the policy seeks to protect the amenity of local communities and ensure that any specific impacts of this type of development are minimal. This approach accords with national policy and the overall local plan aims to provide a positive planning
framework for sustainable development that supports traditional land-based activities and seeks to maximise opportunities for new leisure and recreational that require a countryside location.

Compliance with other policies and strategies

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Alternative options

DM EC7a: No policy on equine development

The alternative approach would be to not include a policy related to equine development, leaving the rest of local plan policies to assist in planning decisions. This option was rejected as it was considered the issue was of importance to communities in Allerdale and inappropriate development has the potential to have adverse impact on the countryside. Furthermore, failure to provide policy material to address this issue would not follow national policy that supports appropriate new leisure and recreational activities in the countryside such as equine. Lack of policy in this area would make this type of development difficult therefore; an exception policy to the overall strategy of development in the open countryside was required.

DM Q6 - Do you have any comments about the Rural Economy Development Management policies (DM EC4-7)?
Town Centres & Retail

In order to promote the vitality and viability of existing town centres it is important to define and direct the appropriate uses which are to be encouraged within specifically established boundaries.

Whilst encouraging thriving town centres, it is also important to balance the scale, nature and distribution of the uses appropriately, in order to protect the amenity, safety and character of the centres. Village and community services are also very important, therefore it is necessary to exercise an element of control over the change of use or loss of existing uses which provide vital day to day services.

The Development Management policies for supporting town, village and community centres are designed to take forward policy EC5 of the Core Strategy and provide complementary and detailed guidance that should be read alongside other relevant policies within the development plan. The following Development Management policies will be used when making decisions on new developments.
DM EC8 - Town Centre Uses

The following types of development and business are defined within this document as appropriate main town centre uses.

1. Retail Development & Services (including warehouse clubs and factory outlet centres);
2. Leisure, entertainment facilities and the more intensive sport and recreation uses (including cinemas, restaurants, drive through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls);
3. Offices; and
4. Arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Sustainability Appraisal

Neither the preferred or alternative policy options have many adverse sustainability impacts. The preferred approach performed well against the social and economic objectives, particularly in supporting a mix of uses that benefits the local economy and increases access to services and facilities and is therefore deemed the most sustainable policy approach.

Justification for Preferred Option DM EC8

The list of main town centre uses, as defined in national policy, covers an appropriately broad range of business types to enable a diverse mix of uses within the town centre boundaries, whilst not being overly inclusive. Current national policy is strongly in favour of preserving and enhancing existing town centres through the implementation of robust polices directing retail, leisure, cultural and office in-centre. However, many large-scale leisure developments cannot reasonably be expected to be located in-centre. It is therefore important to strike the correct balance when defining which uses are to be included in the town centre policies. An overly inclusive list of town centre uses would place unnecessary burden upon certain business formats which cannot reasonably be expected to be located within town centres.
Compliance with other policies and strategies

| National Planning Policy Framework | 1 - Build a strong, competitive economy; 2 - Ensuring the vitality and viability of town centres; Plan Making. |
| Evidence base / other appropriate regulations or plans | Town Centre Health Checks 2011, Town Centre Reviews 2012 |
| Parent Core Strategy policy | EC5 |
| Links to other policies | - |

Alternative options

DM EC8a - Use Class Order

A reasonable alternative option would be to use the existing Use Class order to define which uses should be directed towards town centres, for example, A1 - A5, D1, D2 & (certain) Sui Generis. However, within each of these categories are a number of uses to which it would be unreasonable to expect businesses to locate within the town centre, for example within the D1 category there is golf driving ranges etc. Conversely, there are some uses within the Sui Generis category in particular that the Council would not necessarily wish to see located within some town centres - car sales showrooms for example. This option would therefore need to incorporate a complicated list of exceptions and limitations, which may add confusion to the policy and be seen as overly burdensome.

DM EC8b - Prescriptive List of Uses - Drawn from a combination of Options 1a (Use Classes) & 1b (NPPF).

This option would provide the most locally distinctive option, due to the ability to draw an appropriate list of town centre uses to suit local circumstances. However, any list drawn in this option could be argued as subjective and open to challenge. This option also invites the potential for error and any Uses ‘missed’ from the list may be disadvantaged. Furthermore, a prescriptive list doesn’t allow the policy to be flexible to new business models or grow over the plan period by being fixed to a specific list of Uses.
DM EC9 - Town Centre Development

Proposals for town centre uses (DM EC8) will be approved in centres within the town centre hierarchy (EC5) subject to the following criteria:

- Proposals are of a scale appropriate to the centre’s role in the hierarchy and do not compromise the vitality and viability of another centre;
- In order to maintain the appropriate scale of development within the hierarchy, proposals for retail development of a scale over the centres defined floorspace threshold (DM EC10) must demonstrate that the centre has the quantitative capacity for this type of use, or a qualitative deficiency by way of trade leakage to another centre.

If proposals are approved, conditions may be used, where appropriate, to:

- prevent subdivision or amalgamation;
- control the types of goods sold, including the mix of convenience and comparison goods.

The Council will improve and protect the provision of day to day goods and services in local and neighbourhood centres as set out in Policy DM EC15.

Proposals for large scale retail redevelopment must ensure adequate provision for a range of small shops to ensure a good mix of retail floorspace, to provide opportunities for small independent retailers and to avoid the over dominance of national brands at the expense of town centre diversity and distinctiveness.

Sustainability Appraisal

The preferred policy approach has few identified sustainability effects and by supporting proposals for town centre uses in accordance with the town centre hierarchy, this will ensure an appropriate mix of uses fostering local community vibrancy and benefitting the local economy and employment.

Justification for Preferred Option DM EC9

This policy directs development of appropriate type and scale towards town centres in accordance with national policy (NPPF) and local strategy (Allerdale Borough Council Plan). This option sets out the Council’s support for the defined retail hierarchy within the Borough, which will strengthen the vitality and viability of existing centres by ensuring that each centre performs a complementary role and do not inter-compete. This option also acknowledges the important role of neighbourhood and rural services. Exceptions to this policy are subject to sequential and impact tests outlined in Policy DM EC11.
Compliance with other policies and strategies

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<td>Links to other policies</td>
<td>DM EC8, DM EC10, DM EC15</td>
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</tbody>
</table>

Alternative Policies

DM EC9a - No Alternative Policy

There are no reasonable alternative policy options to put forward. The preferred option directs development of appropriate scale and type towards existing centres in line with national and local policy.
DM EC10 - Town Centre Thresholds

The following floorspace thresholds will apply within the retail hierarchy. These thresholds form the trigger for the determination of appropriate scale of development within a centre (EC5), and the requirement for an Impact Assessment for out-of-centre proposals (DM EC11):

<table>
<thead>
<tr>
<th>Centre Type</th>
<th>Town Name</th>
<th>Floorspace</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Centre</td>
<td>Workington</td>
<td>300sqm</td>
</tr>
<tr>
<td>Town Centres</td>
<td>Cockermouth</td>
<td>200sqm</td>
</tr>
<tr>
<td></td>
<td>Maryport</td>
<td>200sqm</td>
</tr>
<tr>
<td></td>
<td>Wigton</td>
<td>200sqm</td>
</tr>
<tr>
<td>District Centres</td>
<td>Silloth</td>
<td>100sqm</td>
</tr>
<tr>
<td></td>
<td>Aspatria</td>
<td>50sqm</td>
</tr>
</tbody>
</table>

Sustainability Appraisal

The preferred policy approach is the only appropriate policy performs well against the SA objectives. Particularly by protecting town centres and therefore supporting local diversity, distinctiveness and vitality and improving access to services, facilities and employment.

Justification for Preferred Option DM EC10

This option allows the thresholds for the impact assessment to be set at a reasonable level, depending upon local circumstances allowing for a greater protection of existing town centres. The thresholds determined in the preferred option are based upon evidence gathered through town centre surveys and analysis of existing town centre floorspaces and take into account the following:

- the scale of known proposals relative to town centres;
- the existing vitality and viability of town centres;
- the cumulative effects of recent developments;
- the likely effects on a town centre strategy and;
- the impact on any other planned investment.
Compliance with other policies and strategies

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</tr>
<tr>
<td>Links to other policies</td>
<td>DM EC11</td>
</tr>
</tbody>
</table>

Alternative options

DM EC10a - No Alternative Policy

An alternative option would be to apply the national default threshold of 2,500sqm, as set out in national policy, however this is considered very high for the smaller towns within Allerdale. The purpose of the impact test is to set a level at which the Local Planning Authority considers the loss of a use could have a detrimental impact upon town centre vitality and viability. Developments of a much smaller scale, if located out of town centres, may have the potential to negatively affect the prosperity of a centre.

DM Q7 - Do you agree with the thresholds and the approach set out in the policy DM EC10?
DM EC11 - Out of Centre Development

Proposals for retail, leisure and commercial uses, as defined in Policy DM EC8, will be approved only in defined town centres within the hierarchy set out in Policy EC5 or to provide a small scale neighbourhood service as set out in Policy DC EC15. Proposals for new development of these uses, or extension of existing uses (extensions over 200sqm) outside the defined boundaries of these centres will be subject to the sequential test as set out in national policy and must demonstrate why they cannot be located within the existing centre.

Further to complying with the sequential test, proposals to be located outside of town centres over the floorspace set out in Policy DM EC10 will be required to satisfy an Impact test, as set out in national policy.

Proposals under this floorspace threshold which the LPA consider may significantly impact upon the vitality and viability of an existing town centre, may also be subject to an Impact test.

Proposals which fail to provide and satisfy sequential or impact tests as requested will be refused.

If planning permission is granted, conditions may be used to:

(i) prevent amalgamation of small units to create large out-of-centre units;
(ii) limit internal alterations by specifying the maximum floorspace permitted;
(iii) control the type of goods sold.

Proposals for small scale specialist retail services will be permitted outside of town centres only where it can be demonstrated that the proposal is to perform an ancillary role to serve an existing use. The maximum size of the unit permitted will not exceed 50sqm.

Sustainability Appraisal

The preferred policy approach generally has few identified sustainability effects. However, ensuring that proposals for retail, leisure and commercial uses outside of defined town centres will be subject to the sequential test in national policy ensures that new development will be directed towards town centres, thereby supporting their vitality and vibrancy and increasing access to services and facilities and employment opportunities for residents of the town centres.
Justification for Preferred Option DM EC 11

This option sets out the Council’s intention to protect the vitality and viability of existing town centres by resisting proposals for out-of-centre development as directed by national policy guidance. The sequential and impact tests are required by national policy and must be adhered to as part of the determination of proposals outside of existing centres.

Compliance with other polices and strategies

| National Planning Policy Framework | 1 - Building a strong, competitive economy; 2 - Ensuring the vitality and viability of town centres; Plan Making. |
| Evidence base / other appropriate regulations or plans | West Cumbria Retail Study, Town Centre Health Checks 2011, Town Centre Reviews 2012 |
| Parent Core Strategy policy | EC5 |
| Links to other policies | DM EC8, DM EC10, DM EC15 |

Alternative options

DM EC11a - No Alternative Policy

There are no reasonable alternatives to this policy as the ‘town centre’s first’ approach, sequential and impact tests must be complied with in accordance with national policy.
DM EC12 - Town Centre Boundaries

DM EC 12  Preferred Option - Town Centre Boundaries

The Allerdale town centre boundaries are defined on Maps 1 - 6 below, and will be designated on the Proposals Map.
Town Centre Boundary Map 5 - Silloth
Sustainability Appraisal

The preferred approach identified positive effects in sustainability terms as it supports the vibrancy and vitality of town centre communities and is based on up to date evidence on community services and facilities.

Justification for Preferred Option DM EC12

National planning policy states that Local Planning Authorities must define the extent of the town centres to which relevant policies will relate. The preferred new town centre boundaries, as shown above, have been based upon up to date evidence and surveys that suggest the revision of existing boundaries accordingly. The rationale and justification for the chosen boundaries is set out in the Town Centre Review 2012.

Compliance with other policies and strategies

| National Planning Policy Framework                  | 1 - Building a strong, competitive economy; 2 - Ensuring the vitality and viability of town centres; Plan Making. |
| Evidence base / other appropriate regulations or plans | Town Centre Health Checks 2011, Town Centre Reviews 2012 |
| Parent Core Strategy policy                        | EC5 |
| Links to other policies                            | DM EC13, DM EC14 |

Alternative options

DM EC12a - Retain Existing Town Centre Boundaries

Whilst Local Planning Authorities are required to define town centres, an alternative approach may be to maintain the existing boundaries as set out in the Allerdale Local Plan (1999). This is not considered a reasonable approach as the thrust of national policy relating to town centres has changed since adoption of the Local Plan, mainly to incorporate a wider remit of town centre uses, including leisure, commercial and cultural uses. This means the town centre boundaries within the Local Plan are considered out of date, unfit for purpose and require revision.

DM Q8 - Do you agree with the preferred new town centre boundaries? Do you have any comments or suggestions of areas that should be considered (DM EC12)?
DM EC13 - Frontages - Primary

Primary frontages are designated, where considered appropriate, to manage the different town centre uses and protect areas of the centre where the singular or cumulative loss of retail or other use may be considered to have a detrimental impact upon vitality and viability.

Primary retail frontages are defined on Maps 1 - 5 below, and will be designated on the Proposals Map.

Applications for uses on the ground floor outwith those listed in Policy DM EC8 will be refused.

Where primary frontages have been defined, applications for change of use from retail (within Use Class A1) to non-retail use (Listed in Policy DM EC8 excluding A1 Uses) will be determined on a case by case basis after assessing the proposal in relation to existing non-retail uses in the area. Applications which, either singularly or cumulatively, result in an over concentration of non-retail uses on a single street parade will be resisted.
Primary Retail Frontages Map 1 - Workington
Primary Retail Frontages Map 3 - Cockermouth
Primary Retail Frontages Map 5 - Silloth
Sustainability Appraisal

The preferred policy approach to designate primary frontages to manage town centre uses and protect areas where loss may impact vitality performs well in sustainability terms and against the alternative policy option. In particular basing the designations on up to date evidence and protecting the existing uses supporting vitality and character, provision of services and facilities and employment opportunities.

Justification for Preferred Option DM EC13

National planning policy states that Local Planning Authorities must define the extent of the primary shopping area in their Adopted Proposals Map distinguishing between primary and secondary frontages and must set policies that make clear which uses will be permitted in the different locations. The policy approach provides an open framework to reflect the different circumstances between and within each centre, and provides flexibility in decision making on a case-by-case basis. The preferred primary retail frontage boundaries, as shown above, have been based upon up to date evidence and surveys, which suggest the designation of boundaries accordingly. The rationale and justification for the chosen boundaries is set out in the Town Centre Review 2012 documents. It is considered that the adoption of primary shopping frontage boundaries will help protect and enhance the viability and vitality of the Borough’s town centres.

Compliance with other policies and strategies

| National Planning Policy Framework | 1 - Building a strong, competitive economy; 2 - Ensuring the vitality and viability of town centres; Plan Making. |
| Evidence base / other appropriate regulations or plans | Town Centre Health Checks 2011, Town Centre Reviews 2012 |
| Parent Core Strategy policy | EC5 |
| Links to other policies | DM EC8 |

Alternative Option

DM EC13a - Designate different boundaries

As current national policy states that LPAs should define appropriate primary shopping areas the only real alternative relates to the extent of the areas designated. The preferred boundaries were based on local up-to-date evidence contained in the town centre health checks (2011) and Town Centre Reviews (2012) and therefore represent the most appropriate boundaries using robust and defendable evidence.
Where secondary frontages have been defined, applications for change of use will be determined on a case by case basis after assessing the proposal in the context of the existing uses in the street parade. Applications for uses at ground floor level out with those listed in Policy DM EC8 will be resisted. Applications which, either singularly or cumulatively, result in an over concentration of units within Use Classes A5, B1 or C3 will also be resisted.
Sustainability Appraisal

The preferred policy approach to designate secondary frontages to manage the existing uses within the parade, the loss of ground floor uses and an overconcentration of certain uses, performs well in sustainability terms and against the alternative policy option. In particular basing the designations on up to date evidence and protecting the existing uses supporting vitality and character, provision of services and facilities and employment opportunities.

Justification for Preferred Option DM EC14

National planning policy states that Local Planning Authorities must define the extent of the primary shopping area in their Proposals Map distinguishing between primary and secondary frontages and must set policies that make clear which uses will be permitted in the different locations. Secondary frontages provide greater opportunity for diversity of town centres reflecting more localised shopping parades and, as with primary areas, are designed to maintain the active frontage and in so doing the footfall and town centre vibrancy.

The preferred option is to establish a secondary frontage area in the towns of Workington and Cockermouth reflecting the role and size of these centres. A similar approach was considered within the rest of the retail hierarchy, however, the scale of uses and form of these towns suggested a secondary area was not required. The policy approach provides an open framework to reflect the different circumstances between and within each centre, and provides flexibility in decision making on a case-by-case basis. The preferred secondary frontage boundaries, as shown above, are based upon up to date evidence and surveys, which suggest the designation of boundaries accordingly. The rationale and justification for the chosen boundaries is set out in the Town Centre Review 2012 documents. It is considered that the adoption of secondary frontage boundaries will help protect and enhance the viability and vitality of these town centres as a whole as well as the specific area designated.

Compliance with other policies and strategies

| National Planning Policy Framework | 1- Building a strong, competitive economy; 2 - Ensuring the vitality and viability of town centres; Plan Making. |
| Evidence base / other appropriate regulations or plans | Town Centre Health Checks 2011, Town Centre Reviews 2012 |
| Parent Core Strategy policy | EC5 |
| Links to other policies | DM EC8 |
Alternative option

DM EC14a - Designate different Boundaries

As national policy states that LPA should define appropriate secondary shopping areas the only real alternative relates to the extent of the area designated. The preferred boundaries were based on local up-to-date evidence contained in the town centre Health Checks (2011) and Town Centre Review documents (2012) and therefore represent the most appropriate boundaries using robust and defendable evidence.

DM Q9 - Do you agree with the extent of primary and secondary boundaries set out in DM EC13 and 14?

DM Q10 - Would you prefer to see a more prescriptive approach relating to the proportion of allowable uses on each street, such as percentage change?
DM EC15 - Community & Rural Services

Proposals for neighbourhood community facilities (such as local shops, meeting places, public houses and places of worship) will be permitted where it can be demonstrated that the service will enhance the sustainability of the community and respect and enhance the heritage, character and local distinctiveness of the area. The maximum size of any retail unit acceptable will be determined by the needs arising in the catchment and will not undermine the vitality and viability of any other centres.

The Council will protect all existing community facilities in villages, local centres, parades and isolated shops which provide for people’s day to day needs. Proposals which would result in the loss of an existing community facility will be refused unless it can be demonstrated that:

- Alternative facilities are similarly accessible by walking;
- there is no known demand for the continued community use, and evidence has been submitted of genuine efforts having been made to market and sell the enterprise as a going concern or to sell or let the property as premises for its current use.

In all cases the marketing process requires as a minimum:

- Confirmation by the marketing agent that the premises were appropriately and extensively marketed for the required length of time as set out by the council;
- Dated photographs of marketing board/s of an appropriate quality, size, scale; location and number, during this time, on the premises;
- An enquiry log, how it was followed up and why it was unsuccessful;
- A copy of all advertisements in the local press and trade journals;
- Evidence of marketing via the internet.

Sustainability Appraisal

Permitting neighbourhood or community facilities that will enhance the sustainability of communities and protect the loss of existing facilities will provide strong support against the majority of sustainability objectives. This policy performs particularly well in terms of protecting character of settlements and retaining and improving access to services, facilities, employment opportunities and educational facilities, improving overall quality of life.

Justification for Preferred Option DM EC15

Loss of facilities, such as general stores and post offices, garages, banks and public houses over recent years has caused much concern in the affected communities. A key aim of the
local plan is to improve community well-being and access to services. Therefore, the retention and, wherever possible, the improvement of local facilities and services in all the towns and villages of the Borough is important. The preferred option both encourages the development of evidence based community and rural services, while protecting the existing, unless it is satisfied that the ongoing use is not economically viable or acceptable alternative provision is proposed elsewhere in the settlement.

Compliance with other policies and strategies

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Alternative option

DM EC15a - No Alternative Policy

Given the importance of this issue to Allerdale’s communities and therefore the aims and objectives of this plan it is considered that there are no reasonable alternatives to this policy approach.

DM Q11 - Do you think the marketing criteria are reasonable?
Uses that support the evening and night-time economy within town centres, such as cinemas, theatres, restaurants, pubs and other similar uses will be supported. A balance will be sought to achieve the correct mix of uses within an area to ensure proposals will not have an adverse effect on the amenity of nearby uses, and surrounding residential areas.

Proposals will be discouraged that would result in an unacceptable concentration of similar uses in one area (as set out in Policies DM EC13 & DM EC14), or uses that will have a singular or cumulatively detrimental effect on the area as a result of disturbance, amenity or type of facility. The Council’s adopted statement of licensing policy, will be a key consideration when assessing proposals.

When assessing proposals for restaurants, cafes, betting shops, amusement centres, casinos, nightclubs, drinking establishments and hot food takeaways the Council will take account of, and may impose conditions to control the following:

i) the hours of opening, operation and delivery;
ii) the effectiveness of measures to mitigate odour, noise and litter nuisance from the premises.

Sustainability Appraisal

The preferred policy approach to supporting night time economy proposals that do not adversely affect amenity, performs well against the economic sustainability objectives and also towards promoting vibrant communities.

Justification for Preferred Option DM EC16

The evening economy has grown over many years and where well-managed, it can help improve the vitality and viability of town centres and provide important leisure, culture and entertainment to both residents and visitors. Creating an exciting town centre is a fundamental for the regeneration and the promotion of the Borough as a good place to live and do business, and therefore is important to the aims and objectives of the local plan.

Currently our town centres suffer from lack of activity and diversity in the evenings and at weekends and therefore policy is required to promote appropriate activity while also ensuring that the amenity of local residents is protected and other objectives are not compromised. National policy recognises the importance of a vibrant mix of uses within the town centre, and local evidence shows that the town centres within Allerdale suffer from a poor evening economy provision.
Compliance with other policies and strategies

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</table>

**Alternative option**

DM EC16a - No Alternative Policy

Given the importance of the evening economy to the vitality and viability of town centres and their wider role in promoting and providing scope for economic growth it is considered that there are no reasonable alternatives to this policy approach. Furthermore, the preferred option seeks to protect amenity of existing and future users.
DM EC 17 Preferred Option - Upper Floors Uses

Proposals for change of use and alterations to properties within the defined town centres will be required to make provision for the continued use of upper floors in order to maximise the potential of in centre development for a range of uses.

Change of use of upper floors to residential or commercial use within the defined town centres will be permitted subject to compliance with relevant Building Control and Environmental Health legislation.

Sustainability Appraisal

The preferred policy approach provides some identified positive sustainability effects, including support for the economic sustainability objectives, there is no appropriate alternative policy option to consider and therefore this is the most sustainable approach for this policy area.

Justification for Preferred Option for DM EC17

Although the plan seeks to avoid the reduction of overall retail frontage in the town centres, it is important to acknowledge the wider range of complementary centre uses that are encouraged. Within the upper floors of Allerdale’s town centres, most notably in Workington, there is a high level of vacant space - particularly above shops and businesses. It is understood that within town centres retail uses may not always be the most effective use of the upper floors of certain buildings. A diverse use of these spaces could help to improve the viability of the ground floor units whilst at the same time increasing vibrancy and footfall within the town Centre. The preferred option encourages appropriate higher density development and the re-use of often vacant town centre space, whilst together with other plan policies ensures that development is complementary and meets appropriate standards.

Compliance with other policies and strategies

| National Planning Policy Framework | 1 - Building a strong, competitive economy; 2 - Ensuring the vitality and viability of town centres; Plan Making. |
| Evidence base / other appropriate regulations or plans | - |
| Parent Core Strategy policy | EC5 |
| Links to other policies | No direct links |
Alternative option

DM EC17a - No Alternative Policy

The specific nature of the preferred option suggests that the only alternative would be for the local plan to be silent on this issue and leave national policy to fill the gap. This was rejected as an option given the opportunity to improve the viability and vitality of our town centres and the local significance of the issue in many areas of the Borough.
DM EC18 - Accessibility and Town Centre Parking

DM EC18 Preferred Option - Accessibility & Town Centre Parking

Parking requirements for developments within town centres will be determined on a case by case basis taking into account the size and nature of the proposal. The requirement for associated car parking facilities may be reduced where it is demonstrated in the design and access statement (Policy DM BE18) that the development is situated in a sustainable location accessible by a range of means of public transport.

Sustainability Appraisal

The preferred policy approach to consider parking requirements on a case-by-case basis and reduce requirements for developments in sustainable locations, provides some identified positive sustainability effects, including support for sustainable transport approaches and reduced traffic levels in town centres.

Justification for Preferred Option for DM EC18

A key feature of town centres is their relatively high level of general accessibility, especially by public transport. It is therefore considered unnecessarily burdensome upon developers, in many cases, to impose parking standards where proposals are sustainably located and have access to good public transport links. Furthermore, it is considered that this option may actively increase use of public transport among town centre residents instead of private vehicle use.

Compliance with other policies and strategies

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Alternative option

DM EC18a - No Alternative Policy

No policy specifically relating to town centre parking or accessibility issues - relying instead upon the policies within national guidance and transport policies. It is considered that this approach lacks local distinction and does not emphasise the desire to promote the use of public transport within town centres.

DM Q12 - Do you have any other comments on the town centre Development Management Policies (DM EC8-18)?
**DM EC 19 Preferred Option - Holiday Accommodation Occupancy Restrictions**

Planning applications approved for the provision of all new holiday accommodation, including conversions and extensions, will be subject to other relevant policies of this Local Plan, and will be conditioned to ensure that they remain for holiday purposes only.

Amendments or removal of holiday occupancy conditions will be assessed against the criteria set out in Policy DM EC21.

Proposals to remove residential occupancy conditions on camping, caravan and chalet sites will be assessed against policies for provision of new housing.

**Sustainability Appraisal**

The preferred option is considered to have limited impact in terms of the SA however it does support the social objective as it will ensure that holiday accommodation is retained thereby enabling more people to have access to the countryside and open space.

**Justification for Preferred Option DM EC19**

Proposals for holiday accommodation can be in rural areas outside settlement limits where careful consideration is required of the impacts of the proposed use and where some alternative uses such as residential dwellings are not appropriate. It is important that this type of accommodation is not abused and used as permanent accommodation. To address this, the Council will restrict the length of occupancy periods permitted. The preferred option ensures that a simple occupancy restriction is applied to all new holiday accommodation to ensure it is used for the purpose that it was intended.

**Compliance with other policies and strategies**

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Alternative options

DM EC19a - No Alternative Policy
The alternative approach would be to have no policy addressing holiday accommodation restrictions. It is considered that this may invite the permanent occupation of holiday lettings as permanent residential dwellings - undermining tourism accommodation provision and economy.
DM EC20 Preferred Option - Provision of Caravan, Camping & Chalet Development

The Council will support applications for caravan, camping and chalet developments that positively contribute to the local tourism economy and community. Applications for new development and extensions to existing will be approved in accordance with BE1 Design and Development and where:

• they are of a scale and standard appropriate to the nature of the site and its setting;
• it would not create unacceptable vehicular access, highway, parking, traffic generation problems;
• it does not compromise the best and most versatile agricultural land;
• it does not have an detrimental effect upon the environment or landscape and is in accordance with Policies NE2 (Natural Environment, Landscape, AONB);
• it includes appropriate layout and landscaping and provision of on-site amenities of an appropriate scale and type.

Proposals that include new, or upgraded on-site retail and leisure facilities will be of a scale and type appropriate to the development and provide ancillary services only. An impact test may be required for proposals which the Council consider may have a negative impact upon the vitality and viability of existing town or service centres.

Sustainability Appraisal

The preferred policy will contribute to the local tourism economy and community thereby resulting in positive sustainability effects particularly in terms of improving access to countryside and open space for holiday occupants; it also supports the tourism economy. The criteria also provide a framework to ensure that new holiday accommodation does not adversely affect biodiversity or landscape assets.

Justification for Preferred Option for DM EC20

Allerdale is a popular destination for tourists because of its character, landscape, tourist attractions and while an increase in the provision of accommodation opportunities will contribute to the local economy the increased numbers could also erode the natural and distinctive character and other assets that are the very reason behind their visit. The preferred option continues the promotional stance of the Core Strategy and seeks to facilitate the growth of accommodation while also recognising the potential for harm that poorly located or inappropriate development can have.
Compliance with other policies and strategies

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Alternative options

DM EC20a - No Alternative Policy
There is no reasonable alternative policy option as the local plan must protect and enhance the distinctive and important landscapes of the Borough, while also facilitating sustainable economic growth.
DM EC21 Preferred Option - Change of Use / Loss of Tourism Facilities

Proposals for the change of use or redevelopment of land or premises currently used or last used for tourism activities to non-tourism uses will only be granted where the applicant has clearly demonstrated that:

a) all or part of the site are not fit for purpose and financially unviable for any tourism use;

b) the loss of the site would not significantly impact the long term provision of tourism offer in terms of quality and quantity;

Proposals must be able to demonstrate the above through a marketing process covering at least 12 months for a major site and 6 months for all other sites.

In all cases the marketing process requires as a minimum:

- Confirmation by the marketing agent that the premises were appropriately and extensively marketed for the required length of time as set out by the council;
- Dated photographs of marketing board/s of an appropriate quality, size, scale; location and number, during this time, on the premises;
- An enquiry log, how it was followed up and why it was unsuccessful;
- A copy of all advertisements in the local press and trade journals;
- Evidence of marketing via the internet.

Sustainability Appraisal

The preferred option provides a criteria based policy to protect against the loss of tourism uses and performs strongly in sustainability terms and against the alternative policy options. Particular strengths of the policy include protecting existing tourism employment across the Borough and supporting the tourism economy which is important to the overall economy of the Borough.

Justification for Preferred Option DM EC 21

The preferred option adopts positive guidance for the protection of tourist sites, setting out criteria on when it would be acceptable to lose facilities. The policy allows change of use if there is sufficient evidence that justifies development of safeguarded sites for alternative uses. This approach ensures a level of flexibility to reflect changes to the location nature of tourism in Allerdale and therefore helps facilitate the effective use of land. A sufficient level of protection is applied to the sites and the marketing criteria are clearly explained.
Compliance with other policies and strategies

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Alternative options

DM EC21a - Strict protection of tourist facilities and sites

This policy approach would recognise the important role the tourism sector plays in the current and future economy of Allerdale. Therefore, proposals for the change of use of tourism facilities would be viewed as detrimental to the overall economic aims and would be strongly resisted. This was rejected as the preferred option as although the importance of the tourism sector is acknowledged there must be flexibility to allow the most appropriate use of land. The historic spatial distribution of the tourist industry may not be suited to the future requirements and demands and therefore change of use should be allowed subject to evidence demonstrating that the site cannot meet the needs of the modern industry.

DM EC21b - Allow the market to decide use

This policy approach would allow the market to decide the most appropriate use of land by permitting change of use for tourist sites and facilities. This would allow total flexibility to businesses to respond to opportunities and changes to demand. This was not selected as the preferred option as it was considered that it would lead to the loss of potentially important facilities that could on their own or cumulatively undermine the aims and objectives of the plan.

DM Q13 - Do you have any comments about the approach set out for assessing tourism proposals (DM EC19-21)?

DM Q14 - Do you think the marketing criteria are reasonable?
Transport - Introduction

TRANSPORT

The Development Management policies for Transport and Parking are designed to take forward TR1 and to complement other plan policies. The strategic transport goals, in line with national policy and local transport plans, seeks to promote sustainable travel by means of appropriate location, encouragement of the more sustainable modes of travel and other means to reduce the need to travel by private vehicle, with the aim of improving accessibility and reducing congestion and pollution.

The Development Management policies for Transport will be used when making decisions on new developments and provide policy material on the requirement for transport assessments or statements on new development, access by heavy goods vehicles and parking provisions.
DM TR1 Preferred Option - Travel Plans & Transport Assessments

The Local Planning Authority will require Transport Assessments to accompany planning applications for development which, individually or cumulatively, match the following criteria:

- Residential development in excess of 100 units;
- Employment uses in excess of the following gross floor space: business – 2500m2, industry – 5000m2, warehousing and distribution – 10000m2;
- Other developments in excess of 1000m2;
- Hotel developments in excess of 100 bedrooms;
- Caravan or similar holiday sites in excess of 100 units;
- Any development that generates in excess of 100 HGV trips per day or 100 other vehicles per hour;
- Any development that adds materially to local traffic congestions;
- Any development that may impact on the trunk road network.

The Local Planning Authority will also require Travel Plans to accompany planning applications for development which, individually or cumulatively, matches the following criteria:

- Retail and indoor leisure facilities in excess of 1000m2;
- Industrial development in excess of 5000m2 and warehousing/distribution developments in excess of 10000m2;
- Office, education and health services in excess of 2500m2;
- New and expanded school facilities;
- Development that would otherwise generate local traffic problems identified through a transport assessment or an evaluation of a proposal.

Any development that is considered likely to have an impact on European protected sites of nature conservation must also have regard to the impact any trips it may generate would have on such sites within any required travel plan or transport assessment.

Travel Plans and Transport Assessments may still be requested for development that does not match the above criteria where it is considered by the Local Planning Authority or the Highways Authority appropriate to do so, in light of anticipated impacts of the development on local transport networks.

Sustainability Appraisal

The preferred policy approach performs strongly in sustainability terms as it provides thresholds and criteria to determine when new developments will need to undertake Transport Assessments or provide Travel Plans as part of an application. This policy approach will provide greater clarity for developers and ensure that these are undertaken on a more consistent basis.
Justification for Preferred Option DM TR1

The preferred policy approach on the requirement for travel plans and transport assessments outlined in policy TR1 as well as the occasions where these will be requested. It provides a clear definition of when plans and assessments will be required for both planners and developers following the policies presented in the Cumbria Local Transport Plan. The preferred option also provides policy to request a Transport Assessment or Travel Plan to accompany any application, where it is considered pertinent by the Planning and/or Highway Authority to do so, even if the proposed development does not meet the above criteria.

Compliance with other policies and strategies

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Alternative options

DM TR1a: Do not define thresholds for requiring Travel Plans and Transport Assessments

This approach would provide a flexible policy leaving the threshold for Travel Plans and Transport Assessments to discretion, allowing negotiation and focusing developer’s efforts where transport is considered an issue. This approach was not preferred as it would fail to provide clarity as to when a travel plan or transport assessment would be required and could lead to an inconsistent approach. Additionally, it fails to build on the Cumbria Local Transport Plan, which sets out thresholds.
DM TR2 Preferred Option - HGV Access to Major Sites

Development involving the regular movement of large numbers of heavy goods vehicles will only be granted planning permission or be favourably recommended to the County Planning Authority following agreement with the applicant to provide, where appropriate, acceptable measures to protect local communities through:

- Road widening or junction realignment along access routes (in consultation with Cumbria Highways/Highways Agency)
- Encouraging the uptake of rail/sea freight transport for sites on or near to the railways and ports
- Restricting operating times and the number of HGVs accessing the site per day

Such measures will be applied as conditions to approvals or secured through Section 106 Agreements as and when the Local Planning Authority feels it is pertinent to do so.

Sustainability Appraisal

Both the preferred and alternative policy options provide areas of both positive and adverse sustainability impacts and areas of uncertainty. Overall there are more positive sustainability effects identified through the assessment of the preferred option, particularly through the potential reduction in safety risk, noise and air pollution and nuisance associated with HGV movements as part of construction activities.

Justification for Preferred Option DM TR2

The preferred approach is designed to enable the development of major sites whilst also seeking to minimise the impact the operation of these sites would have on local communities and infrastructure. It would also work towards meeting sustainable transport objectives by encouraging and looking more favourably on those developments that maximise the use of rail and sea to move freight.

Compliance with other policies and strategies

| National Planning Policy Framework | 4 – Promoting sustainable transport |
| Evidence base / other appropriate regulations or plans | - |
| Parent Core Strategy policy | TR1 |
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Alternative options

DM TR2a: Do not include a policy covering HGV Access to Major Sites in the plan.

This option would rely on British Standards and good practice to ensure that communities were protected from potentially adverse effects. Whilst this option would reduce the restrictions placed upon the operation of major sites, it is considered that the lack of consideration of local communities and local road networks could result in detrimental effects; therefore, it was rejected as a preferred option.

DM Q15 - Do you think this policy provides essential protection for communities (DM TR2)?
DM TR3 Preferred Option - Car Parking

A maximum standard will be applied to new development, limiting the number of car parking spaces to be provided. Guidance will be developed to conform to the Parking Guidelines for Cumbria and any subsequently updated county guidelines and will take the location and type of development into consideration, varying according to the differing situation of different types and sizes of development. Minimum parking standards shall be applied for the number of disabled parking spaces to be provided.

Where proposals are located within the defined town centre they are subject to DM EC18 and may result in lower provision, reflecting the sustainable location.

Sustainability Appraisal

Through applying a maximum standard for new development in terms of the number of car parking spaces to be provided there will be a promotion of more sustainable transport choices and therefore a potential benefit in terms of reducing environmental impact and greenhouse gas emissions associated with new development. An unrestricted approach to car parking provision will not promote sustainable transport choices and potentially result in adverse impact associated with the new development.

Justification for DM TR3

The preferred option sets a maximum standard that will be applied to new development based on regional guidance limiting the number of car parking spaces to be provided. When considering policy for car park provision within new development it is important that the right balance is struck to ensure satisfactory access to a development, and encouraging alternative, more sustainable modes of access. It is generally recognised by national policy or County guidance that the best way of doing this is to impose maximum parking standards upon a development. The current guidance based on the 1997 Parking Guidelines for Cumbria remains fit for purpose and should continue to be reflected in this policy, with the flexibility to incorporate updated county guidelines as and when they come forward.
Compliance with other policies and strategies

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**Alternative options**

TR DM3a: Do not set maximum parking standards for new development

This option would not set out the maximum parking standards leaving the levels to be judged on a case-by-case basis. This option was rejected as the preferred option as it would be contrary to national policy and result in uneven and lack of transparent policy. Furthermore, if car parking is not limited this would hamper efforts to encourage new development to actively incorporate alternative modes of access within design.

**DM Q16 - Do you have any comments on the transport Development Management policies (DM TR1-3)?**
BUILT ENVIRONMENT
BUILT ENVIRONMENT

The Development Management policies for the Built Environment chapter are designed to take forward Core Strategy Policies BE1 - BE6 and provide complementary and detailed guidance for other strategic policies at an operational level.

The purpose of these policies is to set out specific requirements and criteria to ensure that all development is located in an appropriate manner, is of high quality design, is compatible with its surroundings, is served by adequate infrastructure and does not harm the historic environment.

The Development Management policies for Built Environment will be used when making decisions on all new developments and provide policy material on the requirement for:

- Sequential Test for Previously Developed Land;
- Contaminated Land Assessments;
- Flood Risk Sequential Test and Exceptions Tests criteria;
- Flood Risk Assessments.
DM BE1 Preferred Option - Housing density

The Council will normally seek to achieve a minimum density of 30 dwellings per hectare for all new residential development. Higher densities may be sought on sites that are considered appropriate for more concentrated forms of development.

Appropriate sites may constitute those which are:

- Adjacent to existing higher-density residential development;
- Close to other major transport hubs such as bus stations or main bus routes;
- In or on the edge of the town centres of the principle and key service centres.

Proposals for residential development of a density below 30 dwellings per hectare may be considered if the developer is able to demonstrate, to the satisfaction of the Council that:

- There is a proven need for larger format housing to improve the housing mix within the locality, which would benefit from having a lower housing density or;
- Existing development in the locality is of a significantly lower density and higher density development would not achieve a satisfactory relationship and therefore, be undesirable.

Sustainability Appraisal

The sustainability appraisal shows that the preferred policy option is the most sustainable. The preferred option compared particularly favourably to the rejected policy options when considering the provision of good quality homes, improving the quality of the built environment and reducing the demand for new greenfield development sites.

Justification for preferred option DM BE1

The preferred option imposes a moderate density threshold throughout the Borough and includes the ability to adopt a site specific approach where exceptional circumstances justify. The preferred policy reflects the density threshold set out in national planning guidance during the period 2000-2010 (prior to the recent change in June 2010), and provides a moderate benchmark for housing developers broadly inline with past trends. The approach allows a degree of flexibility reflecting incidences when specific local circumstances may require a more flexible approach, for example in order to enable a better relationship with existing development.
Compliance with other policies and strategies

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Alternative options

DM BE1a – No housing density

No density policy – Development proposals would be assessed against guidance available in national planning documents – the Council would be reliant on national policy which would not reflect local character therefore this approach was rejected.

DM BE2b – Policy requiring higher density housing development across the Borough

Adopt a policy that imposes high density thresholds throughout the Borough – developers would be expected to deliver high-density development on all sites throughout the Borough irrespective of size and location. While this approach would ensure the most efficient use of land within the Borough it could result in development that may not be locally sensitive, especially in rural and suburban areas, therefore was not selected.

DM BEc – Policy permitting lower density housing development across the Borough

Adopt a policy that imposes a low density threshold throughout the Borough – this approach would result in the delivery of lower density development throughout the Borough. This was rejected as an alternative as the policy could result in a poor housing mix and would not promote an efficient use of land.

DM BEd – Policy requiring high density housing development within urban areas and permitting lower density within rural areas

Adopt a policy that imposes a split density threshold for urban and suburban / rural areas – this split approach may enable development to be more locally sensitive and reflective of the densities within the immediate locality recognising the differences between urban and rural sites. This approach was not favoured as it would require additional work on an evidence base to justify different thresholds and it assumes a simple relationship between development density and degree of rurality.
DM BE2 Preferred Option - Infill and backland development

In order to be supported all proposals for infill and backland development – including the subdivision of garden land - will be expected to fulfil the following criteria:

(i) In the case of infill development, the proposal accords with the established pattern of development in the surrounding area and the proposed dwellings(s) will have a proper road frontage of comparable size with those of surrounding curtilages;

(ii) In the case of backland development, the proposal constitutes a comprehensive scheme whose design and layout makes positive contribution to the character of the existing locality. Proposals for piecemeal and/or isolated development will not normally be supported;

(iii) The proposed dwelling plot(s) and that remaining to the existing house are comparable with those nearby in terms of form, scale and massing;

(iv) The proposed vehicular access is of an adequate standard and will not have adverse implications for traffic safety;

(v) The proposed vehicular access - particularly in the case of proposals for backland development – will not adversely affect the amenity of adjacent properties by virtue of noise or loss of privacy;

(vi) The garden space allocated to the proposed dwellings(s) and remaining for the existing house should be sufficient for the recreational, amenity and functional needs of the occupants;

(vii) The proposed development will not cause an unacceptable reduction in privacy to existing houses and will, itself, enjoy a degree of privacy comparable with surrounding dwellings;

(viii) The proposed development will not overshadow adjacent properties to a degree which results in a loss of amenity or itself be adversely affected by overshadowing.

Sustainability Appraisal

The sustainability appraisal shows that the preferred policy option compares favourably to the rejected policy options, particularly when considering the preservation of landscape character, the quality of the built environment and reducing the demand for new greenfield development sites. The rejected policy DM BE2b was also shown to be sustainable within a number of areas but was deemed to overly constrain development as such the preferred policy option is considered to be the most sustainable.

Justification for preferred option for DM BE2

This option would see the inclusion of a plot subdivision, infill and backland development policy in the development management DPD. This is the preferred approach as the policy would support the Council’s objectives of maintaining a high quality environment within the Borough.
and providing high quality of housing. It would provide comprehensive set of criteria that will be used in the appraisal of proposals to ensure that schemes achieve a satisfactory standard of development and do not adversely affect visual and/or residential amenity.

### Compliance with other policies and strategies

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### Alternative options

**DM BE2a: No infill and backland development policy**

National planning policy refers to the need to use land more effectively but states that local planning authorities should ensure that new development makes a positive contribution to the character and quality of an area. It would ensure that there are clear assessment criteria thereby providing certainty to both local residents and developers. As applications for backland and infill development in the Borough have raised significant local objection the omission of this policy is not considered to be appropriate.

**DM BE2b: Restrictive policy that has a presumption against infill and backland development**

Despite the number of issues that infill and backland development typically raises, there are many circumstances in which it may be acceptable and therefore a policy which seeks to resist such development could be the subject of challenge. Additionally a policy that seeks to prevent infill and backland development may be interpreted as not being in accordance with the objectives of national policy to ensure the efficient use of land.

**DM Q17** - Is the loss of gardens (to inappropriate) residential development a significant problem across Allerdale? If so, does this policy provide sufficient protection (DM BE2)?
DM BE3 - Non-Mains Drainage

DM BE3 Preferred Option - Non-mains drainage

Permission will be granted for the provision and use of private sewage treatment plants, septic tanks and bio-systems where they are in accordance with national guidance.

Proposal for non-mains drainage systems will be expected to demonstrate that:

(i) Connections to the public sewerage system are not physically possible or acceptable;
(ii) Percolation tests confirm ground conditions, in terms of drainage and porosity, are suitable and will not give rise to pollution problems;
(iii) The plot of land is of sufficient size to provide an adequate subsoil drainage system;
(iv) The quality of surface or ground waters will not be impaired;
(v) The proposal is sited in a location that would not adversely affect the character and appearance of the property;
(vi) The proposal is sited in a location that would not adversely affect the visual amenity of the wider locality and/or landscape;
(vii) The proposal includes suitable and appropriate screening measures to mitigate any visual impact;
(viii) The amenity of neighbouring properties will not be unacceptably adversely affected in terms of smell or other disturbance;
(ix) Appropriate arrangements are made for the long term maintenance and aftercare of the facility.

In circumstances where it can be demonstrated that the installation of a new non-main drainage system necessitates the extension to a residential curtilage, the Council will look favourably on such proposals, subject to compliance with the terms set out under Policy DM BE5.

Sustainability Appraisal

The preferred policy option compared favourably against the rejected policy option across all relevant objectives in the sustainability appraisal particularly in regard to providing access to services for properties in rural areas. The preferred policy option is considered to be the most sustainable option.

Justification for preferred option DM BE3

Given that many areas of the Borough are not served by the main system, septic tanks and package treatment plants are the only viable alternative for the disposal of foul sewage. On this basis it was concluded that a development management policy should be included that distilled the criteria set out in national guidance, so that the general requirements for new and replacement non-main drainage systems would be clear.
Compliance with other policies and strategies

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Alternative options

DM BEa - No non-mains drainage policy

The alternative option would be to not include a development management policy for replacement non-main drainage systems and rely on national guidance.
DM BE4 Preferred Option - Non-mains fuel

Applications for the siting of LPG and oil tanks will be granted planning permission subject to the fulfilment of all the following criteria:

(i) The proposal is sited in a location that would not adversely affect the character and appearance of the property;
(ii) The proposal is sited in a location that would not adversely affect the visual amenity of the wider locality and/or landscape;
(iii) The proposal includes suitable and appropriate screening measures to mitigate any visual impact;
(iv) It is sited in a location that would not give rise to public or highway safety concerns;
(v) The proposal includes appropriate fire protection and containment measures.

In circumstances where it can be demonstrated that the installation of a new oil or LPG tank necessitates the extension to a residential curtilage, the Council will look favourably on such proposals, subject to compliance with the terms set out under Policy DM BE5

Sustainability Appraisal

The sustainability appraisal considers that the preferred policy option to be the most sustainable across all relevant objective areas particularly in regard to the provision of services to properties in rural areas. The preferred policy option is considered to be the most sustainable.

Justification for preferred option for DM BE4

The domestic gas network does not reach many rural areas of the Borough and for households in these areas, oil-fired and LPG heating are the only practical alternatives to electric systems. Whilst oil and LPG systems can be installed without the need for planning permission (under permitted development rights), given the prevalence of such heating systems in the Borough and that consent would need to be obtained for larger installations it was considered appropriate to include a policy that provided some basic siting and safety criteria.
Compliance with other policies and strategies

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Alternative options

DM BE4a - No non-mains fuel policy

Whilst the General Permitted Development Order (GDPO) allows smaller installations to proceed without the need for planning permission, the Council have dealt with many applications for larger installations in recent years. These applications have raised objections in relation to both siting and health and safety concerns and therefore regulatory criteria to provide guidance to developers and reassurance to adjacent residents is considered to be important. On this basis, this option was discounted.
DM BE5 Preferred Option - Extensions to Curtilages

The extension of residential or other curtilages beyond the defined development limits of settlements will only be permitted in circumstances where:

(i) The size and scale of the garden extension proposed is reasonable and proportional;
(ii) There would be no harm to the setting, character and appearance of the settlement;
(iii) There would be no harm to the character, appearance and landscape quality of the area.

Permitted development rights, including those for the erection of curtilage structures and means of enclosure, will normally be withdrawn through the imposition of planning conditions.

The Council will expect special regard to be had to landscaping and boundary treatment. For proposals involving the change of use and incorporation of agricultural land, domestic/suburban types of walling and fencing will not be acceptable.

The Council will also attach weight to proposals underpinned by the need to install/accommodate an essential service (e.g. LPG/oil tank or septic tank – see policies DM BE3 and DM BE4). In such instances, the extension to the curtilage should be of a size that allows the essential service to be appropriately sited and allows for suitable access and maintenance.

Sustainability Appraisal

The sustainability appraisal shows the preferred policy option to be the most sustainable. The rejected option of no dedicated policy could result in a policy gap. The preferred option compared particularly favourably against the rejected policy option in terms of preserving landscape character, the quality of the built environment and agricultural land.

Justification for preferred option for DM BE5

In recent years there have been many applications to extend residential curtilages, by seeking a change-of-use of agricultural land. The previous local plan did not have a specific policy for this type of development, which made assessment of planning applications difficult. Given the propensity for this type of development in the Borough, it was considered appropriate to include a development management policy in order to provide clear criteria to prospective applicants as to how such proposals would be assessed.
Compliance with other policies and strategies

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Alternative options

DM BE5a - No extensions to residential curtilages policy

The alternative option would be to rely on standard design and landscape policies as per the previous local plan. However there is a danger that the omission of a specific policy may result in inconsistencies in the assessment of applications to extend residential curtilages. Given the high frequency of these applications it was considered appropriate to include this as a development management policy.
DM BE6 Preferred Option - Conversion to Flats and HMOs

The Council recognise that the conversion of existing residential properties into two or more residential units can be an important source of additional dwellings in the Borough and improve housing choice and mix. Additionally the Council also recognise that older, larger houses may be difficult to sustain as single dwellings due to their size and location.

However, the Council has to ensure that where there are proposals for an increase in the dwelling stock, that there is no adverse effect on the residential environment.

Planning permission will be granted for the sub-division of a dwelling to two or more units provided that:

- The flats have a reasonable amount of internal space and are adequately insulated to limit the transmission of noise;
- The design of external spaces, which should be safe and secure, providing easy and convenient access to yards, gardens, bin storage;
- Any external staircases are not visible from public view as not to detract from the visual amenity of building and the surrounding street scene;
- The proposal does not in itself result in the loss of needed small family housing;
- The proposal will not cause significant harm to the residential amenity of occupiers of the proposed dwellings or neighbouring occupiers, in terms of overlooking, noise or disturbance;
- There would be adequate on- or off-street parking available to meet parking needs and the development would not generate parking ‘stress’ in the locality;
- In the case of proposals involving the conversion of buildings which include ground floor commercial space the design, dimensions and character of ground floor window openings closely reflect that of the upper storeys.

Sustainability Appraisal

The preferred option performed well in sustainability terms and against the alternative option which would rely on existing policy. Particular strengths of the policy are the benefits to the local environment, built environment and quality of life arising through controlling the potential adverse effects on residential amenity.

Justification for preferred option for DM BE6

Historically, good levels of affordability and low demand has meant that the Borough has not been subject of the trend of subdivision of larger houses into flats. However there has been an upwards trend in recent years, caused by escalating house prices and a rise in energy prices, which have driven demand and supply. Given the increase in the number of applications it
was considered appropriate to include a development management policy to provide discrete assessment criteria.

Compliance with other policies and strategies

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Alternative options

DM BE6a - No conversions to flats and HMO policy

The subdivision of single dwellings raises significant residential and locational amenity issues. Given the increase in the number of applications and the likelihood that such proposals will become more commonplace, it was considered that the omission of a development management policy could ultimately prove erroneous.
DM BE7 Preferred Option - Safeguarding Amenity

Proposals for development should, wherever possible, make a positive contribution to the area by maintaining or improving the quality of the environment and amenity. Proposals will not be permitted where they would:

(i) Result in a detrimental effect on the locality in terms of visual amenity, distinctive character or environmental quality;
(ii) Generate significant highway infrastructure and/or network problems in relation to access, road safety, traffic flow or car parking;
(iii) Have an unacceptable effect on residential amenity and surrounding land uses in terms of loss of privacy as a result of overlooking, loss of outlook or increased sense of enclosure as a result of overbearing development or loss of sunlight/daylight received by the property as a result of overshadowing;
(iv) Cause forms of pollution which will have an unacceptable impact on development within the vicinity, which cannot be overcome by planning conditions. Such forms of pollution include: noise, vibration, odour, smoke, fumes, dust and exterior lighting;
(v) Cause significant adverse environmental impact in relation to landscape, biodiversity or geodiversity;
(vi) Unduly prejudice the satisfactory development or operation of adjoining land and/or the development of the surrounding area as a whole.

Sustainability Appraisal

The preferred policy performs very strongly in sustainability terms across almost all of the objectives and in comparison to the alternative option. The policy would protect and enhance the local environment of an area, improving community well-being and overall quality of life.

Justification for preferred option DM BE7

This option would see the inclusion of an amenity policy in the development management DPD. This is the preferred approach as the policy would support the Council's objectives of maintaining a high quality and clean environment within the Borough that supports community well-being. It would ensure that safeguarding amenity - of residents and the wider area - will be a key consideration in the appraisal of proposals for new development in the Borough.
Compliance with other policies and strategies

<table>
<thead>
<tr>
<th>National Planning Policy Framework</th>
<th>7 - Requiring good design; 8 - Promoting healthy communities; 11 - Conserving and enhancing the natural environment.</th>
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<tr>
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<tbody>
<tr>
<td>Parent Core Strategy policy</td>
<td>S1, BE1,</td>
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<tr>
<td>Links to other policies</td>
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</tbody>
</table>

Alternative options

DM BE7a - No safeguarding amenity policy

National planning policy requires that local planning authorities include policies within their planning development frameworks that seek to safeguard the amenity of local residents and ensure that they are not affected by undue disturbance or intrusion from neighbouring uses. Therefore, this is not considered to be a viable option.
DM BE8 - Advertisements

DM BE8 Preferred Option - Advertisements

The Council will grant consent for sensitively designed and appropriately located advertisements, including hoardings, illumination of hoardings, illuminated fascia signs, free-standing display panels, and estate agent boards.

Applications for advertisement consent will not be granted if the proposed sign would:

(i) Be detrimental to the visual amenity of the building or area by reason of its scale, detail, character, design or illumination;
(ii) Compromise pedestrian or highway safety;
(iii) Result in, or compound, the perception of clutter on the street scene.

The display of advertisements of an inappropriate size, design, colour, materials or illumination, will not be permitted in sensitive locations if they would be harmful to the character or setting of an area and/or building. Proposals for internally illuminated signs within protected landscapes, Conservation Areas or on listed buildings will be strongly resisted.

Consent will not be granted for advertisements or hoardings on flank walls or gable ends of buildings in circumstances where they would be considered unduly dominant and/or be prejudicial to highway safety.

The Council will resist temporary or permanent advertising hoardings and freestanding adverts on streets, forecourts or roadsides and advertisements attached to street furniture where these negatively impact on our high quality townscape or on public or road safety.

Sustainability Appraisal

Whilst having few issues highlighted within the sustainability appraisal the preferred option does identify a small number of potentially positive effects, including protecting residential amenity benefitting the local built environment, community distinctiveness and ensuring that there are no adverse impacts on landscape character and quality. Therefore the preferred option is deemed to be the most sustainable.

Justification for preferred option DM BE8

Advertisements are important to commercial areas, being both informative and to attract customers. Advertisements can also greatly affect the visual amenity and character of an area. The Council considers it important to control advertisements as it is considered that if insensitively handled in terms of number, size, design or siting, they can have a detrimental impact on the appearance of the buildings and streets as a whole. In particular, the
architectural integrity of listed buildings and conservation areas may be harmed by insensitive advertisements. A balance has to be met between commercial requirements and the protection of the environment, including pedestrian and vehicular safety.

Compliance with other policies and strategies

<table>
<thead>
<tr>
<th>National Planning Policy Framework</th>
<th>2 - Ensuring the vitality and viability of town centres; 7 - Requiring good design.</th>
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<tbody>
<tr>
<td>Evidence base / other appropriate regulations or plans</td>
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<tr>
<td>Parent Core Strategy policy</td>
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<td>Links to other policies</td>
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</tbody>
</table>

Alternative options

DM BE8a - No advertisements amenity policy

The alternative option would be not to include an advertisement policy and rely on national guidance.

DM Q18 - Are adverts a significant issue in your area? Would you like to see Areas of Special Control of adverts established to provide protection (DM BE 8)?
DM BE9 Preferred Option - Replacement shop fronts

The Council will support applications for replacement shop fronts, including facias, in circumstances where:

(i) The proposal is consistent with the architectural style, materials and form of the existing building(s) of which it would form part;
(ii) The proposal is consistent with the predominant architectural style and materials of the surrounding locality;
(iii) In the case of a commercial unit that has been formed by the amalgamation of two adjoining units, the shop front has been subdivided and relates to the original unit widths;
(iv) If a fascia is to be applied, it would be of an appropriate height which would be in scale with the overall height of the shop front;
(v) The shop front does not include design features that would adversely affect pedestrian and/or highway safety;
(vi) The shop front makes provision for disabled access where appropriate.

In the case of commercial properties located within conservation areas and/or the Solway Coast AONB, in addition to compliance with the above criteria proposals will be expected to:

(iv) Retain element of the existing traditional shop front and/or features of architectural or historic interest whenever it is reasonable and practicable to so
(v) Incorporate the use of traditional materials.

Proposals incorporating external roller security shutters and/or grilles will not normally be supported. In circumstances where the applicant seeks to install additional security measures, the use of internally-located and retractable lattice-type security grilles should be considered in the first instance (see DM BE16).

Sustainability Appraisal

The preferred option performs well against the sustainability appraisal and provides clear policy guidance that will promote good quality design, respects the character and distinctiveness of the local area and promotes improved accessibility for all residents.

Justification for preferred option DM BE9

The design of shop fronts can have a significant impact, both positive and negative, upon the character and vitality of areas where commercial properties are the prevalent feature, particularly town centres. Poorly-designed shop fronts can lead to an erosion of the visual
amenity of the area – making it less attractive to potential investors and shoppers alike. Improving the vibrancy of town centres is one of the Council objectives and therefore it was considered important to include a policy that provided some regulatory criteria to ensure a satisfactory standard of shop front development.

Compliance with other policies and strategies

<table>
<thead>
<tr>
<th>National Planning Policy Framework</th>
<th>2 - Ensuring the vitality and viability of town centres; 7 - Requiring good design.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Evidence base / other appropriate regulations or plans</td>
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<tr>
<td>Parent Core Strategy policy</td>
<td>BE1</td>
</tr>
<tr>
<td>Links to other policies</td>
<td>DM BE16</td>
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</tbody>
</table>

Alternative options

DM BE9a - No replacement shop front policy

An alternative option would be not to include a shop front policy and instead allow proposals to be determined using more generic design and/or conservation area policies. These generic policies would provide the necessary criteria to resist very poor schemes, but difficult to encourage improved standards of design. As shop front proposals incorporate a number of considerations – design, security and highway safety it was considered a dedicated policy would be more appropriate and on this basis, this option was rejected.
DM BE10 Preferred Option - Sustainable Construction

The Council will require all new development to mitigate against the impacts of climate change by seeking to achieve the highest levels of sustainability. Development proposals will be expected to consider:

(i) Minimising the amount of surface water run off by incorporating measures such as Sustainable Urban Drainage systems (SUDS), permeable surfacing, water storage systems and green infrastructure;
(ii) Minimising the consumption of water by incorporating measures such as water efficiency and water harvesting/recycling devices;
(iii) Reducing carbon dioxide emissions and energy consumption through the use of construction materials that improve energy efficiency and the incorporation of low carbon/renewable energy sources and by giving consideration to the orientation of buildings;
(iv) The use of construction products that minimise the impact on the environment, such as locally-sourced and recyclable materials;
(v) Promoting sustainable waste management through the provision of recycling and composting facilities and where practicable, facilities for onsite collection;
(vi) Minimising the level of environmental pollution and the impact on local ecological habitats and networks.

All major residential developments will be expected to achieve Code for Sustainable Homes (CSH) Level 4 and all major non-residential developments the Building Research Establishment Environmental Assessment Method (BREEAM) assessment rating ‘Very Good’ standards or any successor.

If it can be demonstrated that the attainment of the CSH or BREEAM standards set out above would adversely affect the viability of the scheme proposed, thereby prejudicing delivery, the Council may accept lower standards.

Sustainability Appraisal

The preferred option performs strongly against the sustainability objectives, as its aims are directly complementary, including improvements to the quality of the built environment and provision of decent homes through provision of efficient properties. Whilst also performing well across the whole spectrum of sustainability the alternative policy performs less well in economic terms and therefore the sustainability appraisal supports the choice of the preferred option.
Justification for preferred option DM BE10

This option would see the inclusion of a sustainable construction policy in the development management DPD. This is the preferred approach as the policy would support the Council’s objectives of combating the impacts of climate change. It would ensure that sustainable development and construction principles will be a key consideration in the appraisal of proposals for new development in the Borough.

Compliance with other policies and strategies

<table>
<thead>
<tr>
<th>National Planning Policy Framework</th>
<th>10 - Meeting the challenge of climate change, flooding and coastal change; 11 - Conserving and enhancing the natural environment.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Evidence base / other appropriate regulations or plans</td>
<td>Code for Sustainable Homes, Building Research Establishment Environmental Assessment Method (BREEAM)</td>
</tr>
<tr>
<td>Parent Core Strategy policy</td>
<td>BE1, S1</td>
</tr>
<tr>
<td>Links to other policies</td>
<td>No direct links</td>
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</tbody>
</table>

Alternative options

DM BE10a - No sustainable construction policy

National planning guidance requires that development plans prepared by local planning authorities include policies which seek to reduce energy use and promote the development of renewable energy resources. Therefore, this is not considered to be a viable option.

DM BE10b – Policy with higher CSH and BREEAM targets

This option was considered as it would result in the delivery of more sustainable/energy efficient development. However it was rejected on the grounds of economic viability as the additional build costs associated with achieving higher standards were deemed to be prohibitive.
DM BE11 Preferred Option - Construction Management

The Council will, through the use of planning conditions, seek to minimise impact upon the local environment and communities during the construction of new development.

Applications for development proposals which, by virtue of the nature and/or scale are considered by the Council to be likely to give rise to adverse impact during construction and/or generate construction waste, will be expected to be accompanied by a construction management plan. Construction management plans will be expected to include the following:

- Details of phasing of the construction work;
- The routing of construction traffic;
- The design and location of storage compounds;
- Measures for the control of noise and dust;
- Provisions for access and parking of construction vehicles;
- The hours of construction work (including the operation of machinery and delivery/removal of materials);
- The design and location of any haul roads.

In order to minimise the levels and impact of construction traffic, developers will be expected to:

- Route construction traffic along major A roads and minimise the use of minor roads and the navigation of villages.
- Maximise the re-use and recycling of any suitable raw materials currently available on sites during construction.
- Accommodate construction spoil within the development, where possible, taking account of the landscape character and avoiding creation of features alien to the topography.
- Provide facilities for the cleaning of vehicle tyres where haul routes meet the public highway to avoid deposition of mud/debris on the public highway and the generation of dust.

Sustainability Appraisal

The preferred option is the most sustainable as it will ensure that new development does not result in adverse impacts at the construction stage on residential amenity and the quality of local residents life. The policy will also ensure that there are no adverse impacts on highways and will promote sustainable practices to be utilised throughout the construction process.
Justification for preferred option DM BE11

This option would see the inclusion of a construction management policy in the development management DPD. This is the preferred approach as the policy would support the Council’s objectives of maintaining a high quality and clean environment within the Borough, improving community safety and well-being. It would ensure that construction management is a key consideration in the appraisal of proposals from new development in the Borough, in order to minimise the impact on local communities and highway network and encourage sustainable practices such as the recycling of on-site materials.

Compliance with other policies and strategies

<table>
<thead>
<tr>
<th>National Planning Policy Framework</th>
<th>7 - Requiring good design; 8 - Promoting healthy communities; 11 - Conserving and enhancing the natural environment.</th>
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</thead>
<tbody>
<tr>
<td>Evidence base / other appropriate regulations or plans</td>
<td>Health &amp; Safety Executive (HSE) regulations</td>
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<td>BE1, S1</td>
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<td>Links to other policies</td>
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</table>

Alternative options

DM BE11a - No construction management policy

This approach would rely upon national policy which, whilst supporting measures to reduce pollution, does not specifically address the significant harm to amenity that can occur during the development construction itself. There is the potential that without this policy there is an increased risk of pollution to the local amenity during the construction period.
DM BE12 Preferred Option - Telecommunications development

Proposals for network telecommunications development, which do not benefit from deemed planning consent will be permitted provided:

(i) It can be demonstrated that there is no alternative and less visually harmful means of meeting the network coverage requirements of the operator;
(ii) The sharing of facilities has been explored and is not possible due to technical or operational constraints;
(iii) The development is sited, designed, coloured and, where relevant, landscaped to minimise the visual impact and effect upon the character and amenity of the surrounding area;
(iv) The special character and appearance of listed buildings or conservation areas are preserved or enhanced;
(v) They will not present any health hazard by demonstrating that the development will operate within the International Commission on Non-Ionizing Radiation Protection (ICNIRP) guidelines for public exposure;
(vi) Where the proposal is on or near an education facility, the relevant body will have been consulted on the proposal.

The installation of telecommunications masts on the street will not be permitted unless an operational requirement can be demonstrated by the operator. In circumstances where an operational requirement can be demonstrated, the Council will require criteria (i) and (ii) to be carried out in order to determine the most suitable location.

The Council will consider the use of planning conditions to ensure that antenna and aerials are removed as soon as practicable after their use ceases.

Sustainability Appraisal

The preferred option identifies a number of potentially positive effects which places it well against the sustainability appraisal, including protecting residential amenity benefitting the local built environment, community distinctiveness and ensuring that there are no adverse impacts on landscape character.

Justification for preferred option DM BE12

Telecommunications developments, especially new masts, are often high profile proposals that raise significant local objections in terms of both health and safety of local residents and also the impact on the visual amenity of the locality. Whilst national policy is available to guide and inform the preparation and assessment of new telecommunications development, it was considered that a development management policy should be included to distil the main points raised in the NPPF into a more concise form.
Compliance with other policies and strategies

<table>
<thead>
<tr>
<th>National Planning Policy Framework</th>
<th>1 - Building a strong, competitive economy; 5 - Supporting high quality communications infrastructure.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Evidence base / other appropriate regulations or plans</td>
<td>Infrastructure Deficit Plan, International Commission on Non-Ionizing Radiation Protection (ICNIRP)</td>
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<td>BE1</td>
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<tr>
<td>Links to other policies</td>
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Alternative options

DM BE 12a - No telecommunications policy

The alternative option would be not to include a telecommunications policy and rely on national guidance. However whilst national policy provides a general policy context, it was considered that it may not be concise enough to provide a firm basis for decision-making.
DM BE13 - Layout of Development

DM BE13 Preferred Option - Layout of new development

The Council will seek to ensure that the layout of new development creates neighbourhoods with a sense of place, that are well integrated and compatible with existing development.

The layout of new development will be required to:

(i) Reinforce and respect the existing development pattern, with regards to plot size and building frontage width, particularly where they contribute to local character;
(ii) Respect the location and integrate with the characteristics of the site taking advantage of green infrastructure assets, topography, landscape and waterscape features. Developers will be encouraged to retain existing features of interest within the site including trees, hedgerows, becks and streams.
(iii) Create an attractive environment that provides adequate levels of open space, privacy and amenity for the occupants of the properties;
(iv) Provide appropriate vehicular access, parking and turning arrangements and facilities for cyclists and pedestrians;
(v) Demonstrate the inclusion of measures to reduce the potential for crime and disorder.

Sustainability Appraisal

The preferred option performs strongly in sustainability terms and against the alternative policy option. The policy ensures that new development creates a high quality living environment for its residents that contributes to quality of life in the community and ensures good access to facilities and services, creates a sense of community, reduces potential for crime and anti-social behaviour and respects the high quality of the environment of its surroundings.

Justification for preferred option DM BE12

This option would see the inclusion of a layout of new development policy in the development management DPD. This is the preferred approach as the policy would support the Council’s objectives of maintain a high quality environment and improving community safety and well-being within the Borough. It would ensure that the layout of new development is a key consideration in the appraisal of proposals, in order to ensure new development is sympathetic to it surroundings and affords new and existing residents with a satisfactory levels of amenity and safety.
Compliance with other policies and strategies

<table>
<thead>
<tr>
<th>National Planning Policy Framework</th>
<th>7 - Requiring good design; 8 - Promoting healthy communities.</th>
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<tr>
<td>Evidence base / other appropriate regulations or plans</td>
<td>Manual for Streets</td>
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<td>Links to other policies</td>
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Alternative options

DM BE12a - No layout of residential development policy

Given the Council’s priorities in relation to improving the quality of the local environment and reducing crime and antisocial behaviour there were concerns that the omission of this policy could undermine this aspiration. In addition, national planning policy advocates the use of design policies by local planning authorities which inform and guide the layout of new development. On this basis this option was discarded.
DM BE14 Preferred Option - Mixed Use Development

Within appropriate areas, mixed use schemes will be permitted if:

(i) They are located in central locations, close to existing services and facilities and accessible by public transport, walking and cycling;
(ii) Public and private spaces are clearly delineated and the development provides a safe and secure environment for all users, occupants and residents;
(iii) They include a suitable and compatible mix of uses that take into account the identified needs of the area;
(iv) They provide an acceptable residential environment with satisfactory levels of amenity;
(v) They add to the vitality, local character and distinctiveness of the area;
(vi) They take account of any potential adverse impacts of the combination of uses through the layout, design and operation;
(vii) If they optimise the potential for the provision of green infrastructure through the provision of appropriate green space and landscaping.

Sustainability Appraisal

The preferred option performs well in sustainability terms and against the alternative option. Particular strengths of the preferred option include providing improved access to facilities, services and employment opportunities, and therefore potentially reducing the need to travel resulting in lower greenhouse gas emissions, and an overall improvement in quality of life for residents.

Justification for preferred option DM BE14

This option would see the inclusion of a mixed use development policy in the development management DPD. This is the preferred approach as the policy would support the Council’s objectives of delivering the right mix and quality of housing and employment premises and also enhancing the vitality and viability of town centres. The policy would provide the criteria to ensure that mixed use developments make a positive contribution to the locality and meet identified housing, commercial and industrial need.

Compliance with other policies and strategies

<table>
<thead>
<tr>
<th>National Planning Policy Framework</th>
<th>7 - Requiring good design; 8 - Promoting healthy communities.</th>
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<tr>
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<tr>
<td>Links to other policies</td>
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</table>
Alternative options

DM BE14a - No mixed-use development policy

Given the emphasis of national planning policy to use land more effectively and promote sustainable forms of development that reduce the need to travel; it is likely that mixed use developments will become more commonplace, even in rural authorities such as Allerdale. Therefore it is considered important that a policy is included in the development management DPD that provides a discrete framework for assessing proposals for mixed-use development, which are often complex. Therefore, the omission of this policy is not considered to be appropriate.
DM BE15 Preferred Option - Landscaping within New Developments

Development proposals will be required, where appropriate, to be accompanied by landscaping schemes in order to mitigate any visual impact and integrate the development into its wider surroundings.

Landscaping schemes should form an integral part of the layout of development proposal, contributing positively to the provision of green infrastructure in the locality and, where possible, enhancing local biodiversity.

Landscaping schemes will be expected to:

(i) Retain existing trees, hedgerows, walls, fences, paving, and other site features which contribute to the character and amenity of the area;

(ii) Include appropriate soft landscaping (including tree and plant species, location, sizes and numbers) which respect the landscape characteristics of the site, its setting, and its potential effect on adjacent land uses;

(iii) Include appropriate hard landscaping including furniture such as seating and play equipment together with surface treatments, which respect the landscape characteristics of the site and its setting;

(iv) Maximise the nature conservation and biodiversity value of the development through the incorporation of hard and soft landscaping features that facilitate the creation of wildlife habitats.

Conditions will normally be imposed on any planning permission for developments proposals including landscaping schemes in order to ensure their timely implementation, which will typically be the first available planting season.

Proposals for development and/or land use change on the edge of Workington, Maryport, Cockermouth, Wigton, Silloth or Aspatria will be expected to include proposals for protecting existing natural and recreational features of the locality and, where appropriate, work towards the positive enhancement of such features.

Green wedges between settlements shall be protected where they serve as a distinct gap between settlements and communities.

The Council may also require developers to enter into Section 106 Agreements in order to ensure that landscaped areas, public open spaces, local areas of play or neighbourhood areas of play to be provided within new developments are properly replanted, replenished and maintained in the future to ensure continuity of use.
Sustainability Appraisal

The preferred option sets out the policy for provision of landscaping proposals as part of new developments, and performs very strongly in terms of the sustainability appraisal and against the alternative option. The policy is directly complementary to the landscape objective, but also can benefit biodiversity as the two are often interlinked, the option will also help to promote character, quality and distinctiveness in new developments and will improve the quality and sense of well-being for residents of the area.

Justification for preferred option DM BE15

This option would see the inclusion of a landscaping policy within the development management DPD. This is the preferred approach as the policy would support the national planning policy objectives of achieving high quality design and building-in beneficial biodiversity features. The policy would provide the criteria to ensure that landscaping schemes are appropriately designed so that they enhance the quality of new development and the wider locality, create habitats for wildlife – especially in urban areas – and incorporate the use of native species.

Compliance with other policies and strategies

<table>
<thead>
<tr>
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Alternative options

DM 15a - No landscaping in new developments policy

The Council consider that encouraging the incorporation of high-quality landscaping schemes in new development is vital to the objective of securing high standards of design and layout. The omission of the policy could result in a minimum standard/quality of landscaping that would not meet the aspirations set out in national planning policy and therefore, this option was discounted.
DM BE16 Preferred Option - Designing Out Crime

The Council will expect the incorporation of measures to prevent crime and antisocial behaviour, where appropriate, into development schemes.

Development proposals should ensure that:

(i) Any communal car parking areas and open spaces are well lit, have clear lines of sight, and avoid design features which provide opportunities for concealment;
(ii) Street furniture or public realm works are not positioned in locations that would encourage anti-social behaviour;
(iii) Tunnelling effects or ‘dead frontages’ created by long expanses of building or high walls, are avoided;
(iv) Boundaries and ownership of private and public spaces are clearly defined by the use of physical barriers and psychological barriers (e.g. changes in surfacing materials);
(v) The incorporation of overly defensive measures that have a negative visual effect on the street scene such as palisade fencing, external roller shutters or window grilles are avoided in residential and town centre locations;
(vi) The long term maintenance and upkeep of external lighting, street furniture and open spaces is secured;

The Council will normally consult the Police and other relevant specialist groups for advice and guidance on appropriate crime prevention measures within new development schemes.

Sustainability Appraisal

The preferred policy to prevent crime and anti-social behaviour through good design performs well in the sustainability appraisal. Particular strengths of the policy will be the benefits to social cohesion and community spirit and benefits to personal well-being for those who are concerned about the potential for crime and anti-social behaviour.

Justification for Preferred Option DM BE16

This option would see the inclusion of a designing out crime policy within the development management DPD. This is the preferred approach as there is a general concern about the levels of crime and anti-social behaviour in both residential areas and industrial estates. National policy guidance emphasises the importance of creating accessible and safe environments where the quality of life is not eroded by crime and disorder or fear of crime. Problems can arise inadvertently due to ill-founded design and layout features and the role of this policy is to highlight fundamental design considerations that could mitigate the likelihood of new developments being beset by crime-related issues.
Compliance with other policies and strategies

<table>
<thead>
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Alternative options

Option DM BE16a - No designing out crime policy
The issue of designing out crime within new developments could be included within a more generic design/layout policy; however it is unlikely that detailed criteria would be provided in this approach. A diluted policy approach may not provide the necessary levels of guidance to applicants, potentially resulting in the requirement for amendments to schemes or the approval of developments of substandard design and layout – from a crime prevention perspective. On this basis, it was considered that the inclusion of a designing out crime policy would be a more appropriate approach.
DM BE17 - Provision of Open Space within Developments

DM BE17 Preferred Option - Provision of Open Space within Developments

Development proposals will be required to contribute to the provision of open space, sport and recreation facilities, together with secure arrangements for its management and maintenance. The amount, type and form of open space will be determined having regard to the nature and size of development proposed and the community needs likely to be generated by it.

Residential Development

Provision should usually be made on site in accordance with the minimum standards of provision set out in the table below.

<table>
<thead>
<tr>
<th>Size of development</th>
<th>Type</th>
<th>Size</th>
<th>Equipment</th>
</tr>
</thead>
<tbody>
<tr>
<td>15-49 dwellings or sites in excess of 0.5 ha</td>
<td>Local Area for Play (LAP)</td>
<td>100 sq m activity zone (400 sq m including 5m buffer)</td>
<td>Seating</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Impact absorbing surface</td>
</tr>
<tr>
<td>50-99 dwellings or sites in excess of 1.5 ha</td>
<td>Local Equipped Area for Play (LEAP)</td>
<td>400 sq m activity zone (3600 sq m including 20m buffer)</td>
<td>Seating</td>
</tr>
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<td></td>
<td>Impact absorbing surface</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>6 types of play equipment</td>
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<tr>
<td>100+ or sites in excess of 3.0 ha</td>
<td>Neighbourhood Equipped Area for Play (NEAP)</td>
<td>1000 sq m activity zone (8500 sq m including 30m buffer)</td>
<td>Seating</td>
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<td>Impact absorbing surface</td>
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<td>9 types of play equipment</td>
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</table>

For developments of less than 15 dwellings, a financial contribution towards the enhancement of an existing area of children and young people’s space off site will be sought. The Council will still require the provision of small areas of amenity open space as part of the development.

Employment and Retail Development

For larger employment and retail developments, the Council may seek the provision of open space, in addition to the landscaping and public realm requirements (set out in policies DM BE14 and DM BE20), to provide amenity areas for users.
Sustainability Appraisal

The sustainability appraisal concluded that the preferred option resulted in the most sustainable outcome. The policy approach seeks to increase access to open space and countryside and encourages healthy and active lifestyles amongst residents. Furthermore, open space can provide areas for community gatherings and events benefitting community cohesion within an area, and the provision of such features will contribute to green infrastructure across the Borough and potentially benefit biodiversity assets in the area.

Justification for preferred option DM BE17

One of the Council priorities is to improve residents’ access to leisure and recreational facilities. Therefore there is a requirement to ensure that all new development make a contribution to this aim by providing or contributing to the provision of quality open space that is accessible and caters for all sections of the community. In addition, national planning policy states that local development plans should include policies that seek to encourage the provision of quality open space.

Compliance with other policies and strategies

| National Planning Policy Framework | 7 - Requiring good design; 8 - Promoting healthy communities. |
| Evidence base / other appropriate regulations or plans | Open Space Audit |
| Parent Core Strategy policy | BE1, S1, S2, NE1, NE5 |
| Links to other policies | DM BE14, DM BE20 |

Alternative options

DM BE17a - No provision of open space and recreation facilities policy

The provision of good quality open space underpins the principles of good design and sustainable development. Therefore the omission of this policy would not be in accordance with the approach set out in national planning policy guidance or support council priorities and therefore this option was discounted.

DM Q19 - Do you any comments on the size thresholds used in this policy (DM BE 17)?
DM BE18 - Extensions and Alterations to Existing Buildings and Properties

DM BE18 Preferred Option - Extensions and Alterations to Existing Buildings & Properties

The Council will also seek a high standard of design for proposals that involve the alteration and/or extension of existing buildings within the Borough.

Planning permission for alterations, extensions to or additional buildings within the curtilage of existing properties will be permitted provided that:

(i) The scale, design and materials of construction of the extension would not adversely alter the appearance of the building;
(ii) The development achieves a satisfactory visual and architectural relationship with adjoining development and/or the character of the area;
(iii) The extension would not become the dominant feature of the property;
(iv) The extension will not result in over-development of the curtilage of the property;
(v) The extension would not materially harm the residential amenity of the occupants of neighbouring or adjacent properties;
(vi) The operational car parking needs of the property would continue to be met.

Sustainability Appraisal

The policy options have limited impacts in terms of the sustainability appraisal, however, the preferred approach identifies a strong sustainability impact in terms of provision of a decent home as it provides clear guidance for residents and developers wishing to alter or extend their home and ensures that the proposals are appropriate, in keeping with character and of a high quality design.

Justification for preferred option DM BE18

Extensions and alterations to existing buildings and properties are a popular form of development and account for a significant majority of applications for planning permission to the Council. Whilst many proposals are for relatively small-scale developments, they can have significant localised impacts. Poorly-designed extensions can have an adverse effect on character and appearance of the individual property and cumulatively, can erode the visual amenity of the locality. Equally, they can also have detrimental impact on the privacy and residential amenity of neighbouring properties. On this basis, it was considered appropriate to include a policy to provide regulatory criteria to assess proposals for the extension to existing buildings.
**Compliance with other policies and strategies**

| National Planning Policy Framework | 7 - Requiring good design;  
|                                  | 8 - Promoting healthy communities. |
| Evidence base / other appropriate regulations or plans | - |
| Parent Core Strategy policy | BE1, S1 |
| Links to other policies | No direct links |

**Alternative options**

DM BE18a - No extensions and alterations to existing buildings policy

Whilst applications for extensions to existing properties could be assessed using more generic policies (design, amenity etc) it was considered that given that proposals could potentially encompass a number of different policy issues, it was considered that the best option was to include a discrete policy for extensions and alterations. Therefore this policy approach was dismissed.
DM BE19 - Design and Access Statements

DM BE19 Preferred Option - Design and Access Statements

The Council will expect the content and detail of Design and Access Statements to be proportionate to the scale and impact of the proposal. Statements will be expected to include an assessment of the site’s immediate and wider context in terms of physical, social and economic characteristics and relevant planning policies.

The assessment should include consideration of the following:

(i) The physical characteristics of the site and surrounding area including existing buildings and spaces, topography, trees and landscaping;
(ii) The character of the place including historic buildings, architectural quality, important views;
(iii) The social and environmental impact of the proposal on the locality and how people living in the vicinity of the site will be affected;
(iv) The effect the development will have on the local economy and/or housing market.

Design and access statements will also be expected to explain how the principles of good design and accessibility are to be achieved in the proposal, having particular regard to:

(i) The types of use proposed, its compatibility with existing uses and whether it would create an appropriate mix of uses in the locality;
(ii) The density and quantity of development, how this will be distributed across the site and how this would compare to existing development in the locality;
(iii) The arrangement of the development, how the buildings and open spaces will be distributed and orientated and how crime prevention has been considered;
(iv) The scale and massing of buildings, how this compares to existing development and the character of the area and the degree of landscape impact;
(v) The hard and soft landscaping of private and public spaces, how this improves accessibility through the development and how it links the development to the surrounding area;
(vi) The form of the buildings, details of materials and elevational treatments and how these relate to existing development in the locality;
(vii) The accessibility and sustainability of the development, in terms of the ability for all groups to move through it unimpeded, the linkages between the site and local transport network and the justification for the level of parking provision.

Sustainability Appraisal

The preferred option performed very strongly against the sustainability objectives with major benefits identified for most objectives. The approach will ensure that access to services,
facilities and employment opportunities is appropriately considered and addressed as part of the design of new proposals. This should result in high quality built and local environments for residents, addressing potential issues and concerns over the area including environmental and water related issues, benefitting health and well-being creating a sense of place and improving quality of life. The alternative policy option, has the potential to result in beneficial effects, however, without the clear guidance provided by the preferred approach there is a risk that there will be a lack of consistency in approach across the Borough.

**Justification for Preferred Option DM BE19**

This option would see the inclusion of a design and access statement policy in the development management DPD. This is the preferred approach as the policy would support the Council’s objectives of maintaining a high quality environment, ensuring that communities feel safe and facilitating greater community engagement. It would provide the local planning authority with a firm policy basis on which to require developers to submit robust design and access statements that reflects the scale and impact of the development proposed. It would ensure that local communities have the required information to make informed consultation responses on development proposals.

**Compliance with other policies and strategies**

| National Planning Policy Framework | 4 - Promoting sustainable transport; 7 - Requiring good design. |
| Evidence base / other appropriate regulations or plans | - |
| Parent Core Strategy policy | BE1 |
| Links to other policies | No direct links |

**Alternative options**

DM BE19a - No design and access statement policy

Despite national guidance, there is an opportunity within the development management DPD for the Council to clarify exactly what it expects applicants to include in design and access statements. This would be beneficial insofar as encouraging an element of consistency regarding their preparation and content. Therefore, this is not considered to be a viable option.
DM BE20 Preferred Option - Design Codes

For all residential development proposals involving the creation of serviced individual plots for self-build dwellings, the Council will require the submission of a design code document that outlines the broad aspirations for the site and provides design criteria for future individual developers.

Design codes will be required to provide a comprehensive framework that sets out thresholds/preferences for the following design elements:

- Dwelling types;
- Position within plot;
- Building lines;
- Distance from side boundaries;
- Orientation;
- Scale and massing;
- Height/number of storeys;
- Garden size;
- Elevation treatment(s);
- Roofing material(s);
- Boundary treatment(s);
- Drive/pathway treatment(s);
- Colour theme(s);
- Rainwater goods.

Applications for self build dwellings on plots that are subject to an overarching design code will be expected to comply with the criteria and specifications contained therein. Proposals that do not comply with the provisions of the design code will be resisted.

Sustainability Appraisal

The preferred option performed very strongly against the sustainability objectives with major benefits identified for most objectives. The policy will provide for cohesive high quality design of future developments, covering issues including infrastructure, access, sustainable transport modes, open space. The alternative policy option, has the potential to result in beneficial effects, however, without the clear guidance provided by the preferred approach there is a risk that there will be a lack of consistency in approach across the Borough.

Justification for Preferred Option DM BE20

This option would see the inclusion of a design code policy in the development management DPD. This is the preferred approach as the policy would support the Council’s objectives of
maintaining a high quality environment and ensuring that there is the right mix and quality of housing to meet local needs. It would provide the local planning authority with a firm policy basis on which to require developers to submit a design code document for residential proposals for the creation of individual self-build plots. It would ensure an element of consistency regarding the design and external appearance of the dwellings to ensure that the overall development has a degree of uniformity.

**Compliance with other policies and strategies**

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<thead>
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**Alternative options**

DM BE20a - No design code policy

National planning guidance encourages the use of design codes as a means of delivering high quality and coordinated development. Additionally, there is a long history of self-build residential development in the Borough and West Cumbria generally and therefore, it was considered that the omission of a design code policy in the Development Management DPD would be counterproductive and potentially undermine the objectives of the Core Strategy.
Policy DM BE21 Preferred Option - Improvements to the Public Realm

The Council will seek to secure ongoing improvements to the visual, functional and inclusive quality of the public realm (publicly accessible external space including streets, squares and lanes) within the Borough.

Proposals involving improvements to the public realm will be expected to:

(i) Demonstrate a integrated and unifying theme through the use of complementary surfacing and hard landscaping materials;
(ii) Incorporate tree planting and green infrastructure, wherever possible;
(iii) Ensure that art installations and street furniture do not clutter and obstruct pedestrian; thoroughfares or cause a hazard to people with a visual and/or mobility impairment;
(iv) Take account of safety and security issues and seek to provide appropriate levels of visibility and lighting;
(v) Avoid light spillage or glare which would cause a hazard to road traffic or a nuisance to neighbours.

In the case of proposals within conservation areas or those which would affect the setting of a listed building, the Council will expect, in additional to compliance with above criteria, the use of materials and street furniture that preserve and enhance the special character of the area and/or building. Additionally, schemes should seek to retain, incorporate and repair any existing historic fabric and/or furniture as there will be a presumption against their removal.

Sustainability Appraisal

The preferred option performed strongly against the sustainability objectives with major benefits identified for objectives where an effect was identified. The preferred policy aims to ensure ongoing improvements to the public realm will ensure that local environments are protected and enhanced and access to open space, green infrastructure networks is improved, while retaining local character and distinctiveness. The alternative policy option has the potential to result in beneficial effects, however, without the clear guidance provided by the preferred approach there is a risk that there will be a lack of consistency in approach across the Borough.

Justification for Preferred Option DM BE21

Larger development schemes, particularly those involving regeneration and/or renewal often include improvements to the public realm. These elements require careful assessment in order to ensure that they compliment the principle scheme. Therefore it was considered important that a policy was included that provided the necessary criteria to ensure the proposals are well-designed, functional and do not become magnets for anti-social behaviour.
Compliance with other policies and strategies

| National Planning Policy Framework | 7 - Requiring good design;  
|                                  | 8 - Promoting healthy communities. |
| Evidence base / other appropriate regulations or plans | Open Space Audit, |
| Parent Core Strategy policy | BE1, S1, S2, |
| Links to other policies | - |

Alternative options

DM BE21a - No improvements to the public realm policy

Whilst proposal for public realm works/improvements could be assessed using more generic policies (in relation to design, landscaping amenity, security etc) it was considered that given that proposals could potentially encompass a number of different policy issues, it was considered that the best option was to include a discrete policy for improvements to the public realm. Therefore this policy approach was dismissed.
DM BE22 - Sequential Test for Previously Developed Land

DM BE22 Preferred Option - Sequential test for Previously Developed Land

In line with regeneration and sustainability objectives, the Council will give priority to the redevelopment of previously developed sites over greenfield sites across the Borough.

Applications for the development of greenfield sites will be required to demonstrate, through the undertaking of a sequential test, that there are no suitable alternative previously developed sites.

The requirement to undertake a sequential test will be subject to the following thresholds:

- In the case of principle or key service centres: residential development in excess of 7 dwellings or industrial floor space in excess of 900 square metres;
- In the case of local service centres: residential development in excess of 4 dwellings or industrial floor space in excess of 500 square metres;
- In the case of rural infill villages: residential development in excess of 2 dwellings or industrial floor space in excess of 225 square metres.

In circumstances where a proposal exceeds the threshold and the need for sequential test is triggered, developers will be required to extend the search for available and suitable previously developed sites of comparable scale and nature within the settlement limits.

Sustainability Appraisal

The sustainability appraisal has identified that the preferred approach is the most sustainable with some positive effects identified. In particular it promotes the efficient use of land for development reducing the use of Greenfield land and therefore potentially reducing the impact on biodiversity and landscape assets. Alternative option DM BE22b does also identify beneficial effects, however, there is the potential that this policy would result in the loss of services and facilities in smaller settlements where there is no previously developed land available and therefore it is deemed to be less sustainable than the preferred policy.

Justification for Preferred Option DM BE22

The preferred policy provides further details of the sequential test that proposals will be required to complete if they are locating on greenfield land. This development management policy clearly sets out the threshold of development in addition to varying the size threshold by location. This policy would send a clear message that the redevelopment of previously developed land is a priority for the Council while also setting out the requirement for a sequential test. The use of a threshold that reflects the location of development along the settlement hierarchy helps ensure the efficient and sustainable use of land across the Borough.
Compliance with other policies and strategies

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<thead>
<tr>
<th>National Planning Policy Framework</th>
<th>11 - Conserving and enhancing the natural environment.</th>
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<tbody>
<tr>
<td>Evidence base / other appropriate regulations or plans</td>
<td>Employment Land Study, Strategic Housing Land Availability Assessment (SHLAA), Housing Viability Study</td>
</tr>
<tr>
<td>Parent Core Strategy policy</td>
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Alternative options

DM BE22a - No sequential test for previously developed land policy

This option would not include a policy including more details on a previously developed land in development management policy. Given that the core strategy sets out the requirement for a sequential test this option would result in a lack of policy material to help direct proposals, and therefore was dismissed.

DM BE22b – Require Greenfield site in rural infill villages to be sequentially tested against previously developed sites in local service centres

This option would require developers of Greenfield sites, above the stated thresholds, to undertake a sequential test to confirm that no previously developed land existed within the nearest and/or associated local service centre. It was rejected on the basis that it may result in becoming a stop to development in the smaller settlements.

DM Q20 - Do you have any comments on the sequential test outlined? Do you consider it reasonable? (DM BE 22)?
DM BE23 - Contaminated Land Assessments

DM BE23 Preferred Option - Contaminated Land Assessments

In circumstances where a proposal has been identified by the Council as being sited on land where the risk of onsite contamination is significant, an appropriate investigation into the quality of the land will be required. The assessment process will comprise of three key stages:

Stage 1 – Desk top study

This should identify the state and condition of the land, and assess the need for further investigation. The following elements will be expected to be included:

(i) Appraisal of site history and previous uses of the land surrounding the site
(ii) Assessment of environmental setting,
(iii) Assessment of current site use and surrounding land uses
(iv) Review of any previous site contamination studies or remediation works
(v) Preliminary assessment of risks based on proposed site use
(vi) Appraisal of actual and/or potential contaminant sources, pathways and receptors
(vii) Recommendations for intrusive contamination investigation (if necessary)

Stage 2 – Site investigation

Should the stage 1 study identify the potential for on-site contamination then a stage 2 assessment will be required. This should identify the location, concentration and mobility of all contaminants present, and conclude whether remediation is required. The following elements will be expected to be included:

(i) Site Investigation Methodology
(ii) Description of ground conditions (soil, gas, water)
(iii) Results and findings of investigation
(iv) A risk assessment based on source-pathway-receptor model.
(v) Recommendations for remediation
(vi) Recommendations for further investigation (if necessary)

Phase 3 – Remediation strategy

Should the stage 2 study identify the need for remediation then a stage 3 investigation will be required. This should identify an appropriate method of remediation, to a level appropriate for the end use of the site. The following elements will be expected to be included in any remediation strategy submitted:

(i) Objectives of the remediation works
(ii) Detailed outline of the works to be carried out
(iii) Type, form and scale of contamination to be remediated.
(iv) Remediation methodology, including remedial, protective or other works
(v) Phasing of works and approximate timescales

... continues
(vi) Details of how the works will be validated to ensure the remediation objectives have been met

Following the completion of the approved remediation strategy the Council will require a site completion report to be submitted, which should include substantiating data to demonstrate/confirm that remediation objectives have been met.

Sustainability Appraisal

The preferred approach is the most sustainable with major benefits identified focused on the natural and environmental categories. It promotes the remediation of contaminated land and provides clarity for developers. The alternative option will potentially result in similar effects, however, there is less clarity and guidance on the approach which may potentially deter developers from pursuing development on this type of land.

Justification for Preferred Option for DM BE23

The preferred option clearly sets out the requirements for contaminated land assessments should they be required. This provides support for proposals for the development of land where there is risk of potential onsite contamination, ensuring clarity to developers and officers from the onset of proposals.

Compliance with other policies and strategies

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Alternative options

DM BE23a - No contaminated land assessments policy

The alternative option is not to include a DM policy on contaminated land assessments and leave the determination of the requirement for each stage to the application process itself. However, it was considered that this would not provide the necessary clarity to developers and may lead to unnecessary delays in the application process.
DM BE24 - Conversion of Rural Buildings Outside Settlement Limits

DM BE24 Preferred Option - Conversion of Rural Buildings Outside Settlement Limits

The Council will only consider proposals for sole residential conversions of rural buildings outside settlement limits, in circumstances when it can be demonstrated that there is no demand for the building for business or community purposes.

Applicants must demonstrate that the building has been marketed extensively for economic or community use during which time no reasonable offers have been refused.

In all cases the marketing process requires as a minimum:

- Confirmation by the marketing agent that the premises were appropriately and extensively marketed for the required length of time as set out by the council;
- Dated photographs of marketing board/s of an appropriate quality, size, scale; location and number, during this time, on the premises;
- An enquiry log, how it was followed up and why it was unsuccessful;
- A copy of all advertisements in the local press and trade journals;
- Evidence of marketing via the internet.

Proposals for units/clusters will also be considered, providing the conversion schemes involves the creation of discrete residential and business units, but which form part of a single planning unit.

Sustainability Appraisal

The preferred policy approach is assessed to be the most sustainable as it protects potential business and community land in rural areas in the first instance, before enabling residential development if there is no identifiable use for the existing building. This promotes the reuse of buildings and an efficient use of land. The alternative option has the potential to give rise to proposals for residential buildings resulting in the loss of potential business and community facilities.

Justification for preferred option for DM BE24

The preferred option provides support for the core strategy policy, providing details of the marketing evidence that will be required. This approach was selected as it provides consistency with other marketing requirements in the plan and provides clarity to applicants on the Council’s expectations.
Compliance with other policies and strategies

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Alternative options

DM BE24a - No residential conversion of rural buildings outside settlement limits policy

The alternative option would be not to include a policy that provides marketing criteria. It was considered that this could result in an inconsistent approach to applications of this kind, with applicants being required to undertake different marketing exercises on a case-by-case basis.

DM Q21 - Do you have any comments on the built environment development management policies (DM BE 1-24)?

DM Q22 - Do you think the marketing criteria is reasonable?
DM BE25 - Flood Risk Sequential Test and Exceptions Test Criteria

DM BE25 Preferred Option - Flood Risk Sequential and Exception Test Criteria

The Council will normally resist the creation of new development in highest Flood Risk Zones - as identified in the Council’s Strategic Flood Risk Assessment (or any superseding document) – unless a sequential test has been undertaken that demonstrates that there are no sites with a lower probability of flooding that would be appropriate to the development proposed, and:

- The merits of the development are deemed to outweigh the identified flood risk;
- The proposal involves the redevelopment of a brownfield site and where its not, it should be demonstrated that there are no reasonable alternative sites on such land;
- The design and layout of the site demonstrates that safe access and egress during a flood event can be achieved;
- The design of the buildings incorporate flood resistant and resilient construction methods;
- The development would not displace the risk of flooding to other locations.

Sustainability Appraisal

The preferred policy approach has a number of positive sustainability effects. The policy option performs strongly in terms of improvement of infrastructure in flood risk areas, protecting access to services, facilities and employment and improving the quality of the built environment. There is also some uncertainty surrounding the possible effects relating to viability, however, there is no reasonable policy alternative.

Justification for Preferred Option for DM BE25

The preferred option provides support for the core strategy policy, providing details for the sequential and exception test that will be applied to relevant applications. This approach was selected as it provides much need guidance to support the plan’s main strategy and provides consistency and clarity to applicants on the Council’s expectations on flood risk.
### Compliance with other policies and strategies

<table>
<thead>
<tr>
<th>National Planning Policy Framework</th>
<th>10 - Meeting the challenge of climate change, flooding and coastal change; 11 - Conserving and enhancing the natural environment.</th>
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<tbody>
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</tr>
<tr>
<td>Parent Core Strategy policy</td>
<td>BE4, S1, S2</td>
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### Alternative options

There is no reasonable alternative as the core strategy clearly sets out the requirement for further information within development management policy.
DM BE26 Preferred Option - Surface Water Management

The Council’s Surface Water Management Plan has highlighted that localised flooding can arise intermittently as a result of the inability of local drainage system to cope with the volume of surface water discharge. Therefore, in order to minimise the risk of surface water flooding, development proposals will be required to incorporate measures that will reduce the rate of discharge from the site. The Council will expect the following measures to have been considered:

- The incorporation and/or retention of soft landscaping;
- The incorporation of permeable surfaces;
- The incorporation of water storage systems;
- The incorporation of infiltration systems (SuDS).

Sustainability Appraisal

The preferred policy approach has a number of positive sustainability effects, however, there is also some uncertainty surrounding the possible effects relating to viability. The alternative policy approach has the potential to result in developments taking place in areas of high flood risk and could lead to direct or indirect flood risk within the wider catchment.

Justification for preferred option for DM BE26

The preferred option provides additional policy material to support the key principle for drainage outlined in the core strategy policy. This approach was selected as it provides guidance to support the main strategy while also providing consistency and provides clarity to applicants on the Council’s expectations and requirements related to flood risk.

Compliance with other policies and strategies

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Alternative options

DM BE26a - No surface water management policy

The alternative option would be not to include a policy that provides details on surface water management. It was considered that this could result in a gap in policy that would not support the central flooding objectives in the core strategy and so was rejected as a preferred option.
DM BE27 Preferred Option - Flood Risk Assessments

The Council will expect the scope and content of Flood Risk Assessment to be commensurate with the risk of flooding to the proposed development.

All FRAs supporting proposed development within both Zone 3b ‘Functional Floodplain’ and Zone 3a ‘High Probability’ should include an assessment of the following:

- The vulnerability of the development to flooding from other sources (e.g. surface water drainage, groundwater) as well as from river flooding;
- The vulnerability of the development to flooding over the lifetime of the development (including the potential impacts of climate change);
- The effect of the new development upon depth and velocity of floodwater;
- Volumes of flood storage displaced as a result of the development proposals;
- The potential for the development to increase flood risk elsewhere through the addition of hard surfaces, and the effect of the new development on surface water runoff;
- A demonstration that residual risks of flooding (after existing and proposed flood management and mitigation measures are taken into account) are acceptable.

For all sites within Zone 2 ‘Medium Probability’ an FRA should be prepared based upon readily available existing flooding information and should include an assessment of the following:

- The vulnerability of the development to flooding from fluvial, tidal, coastal, surface flow or a combination (including the potential impacts of climate change);
- Volumes of flood storage displaced as a result of the development proposals;
- A demonstration that residual risks of flooding are effectively managed through for example, the provision of raised floor levels, and the provision of a planned evacuation route and / or safe refuge;
- The potential for the development to increase flood risk elsewhere through the addition of hard surfaces, and the effect of the new development on surface water runoff;
- Details of existing site levels, proposed site levels and proposed ground floor levels.

For all sites within Zone 1 ‘Low Probability’ a basic FRA should be prepared, and should include an assessment of the following:

- Alternative sources of flooding (e.g. surface water/urban drainage and / or groundwater);
- The potential for the development to increase flood risk elsewhere through the addition of hard surfaces, and the effect of the new development on surface water runoff.
Sustainability Appraisal

The preferred policy provides a number of positive sustainability effects related to social and natural objectives. The alternative policy option, has the potential to result in beneficial effects, however, without the clear guidance provided by the preferred approach there is a risk that there will be a lack of consistency in approach across the Borough.

Justification for preferred option for DM BE27

The preferred option provides support for the core strategy policy, providing details for the flood risk assessment that will be applied to relevant applications. This approach was selected as it provides much need guidance to support the plan’s main strategy and provides consistency and clarity to applicants on the Council’s expectations on flood risk management.

Compliance with other policies and strategies

| National Planning Policy Framework | 10 - Meeting the challenge of climate change, flooding and coastal change;11 - Conserving and enhancing the natural environment. |
| Evidence base / other appropriate regulations or plans | Strategic Flood Risk Assessment 2011, River Derwent Flood Risk Catchment Area Plan, Cumbria County Surface Water Management Plan |
| Parent Core Strategy policy | BE4, S1, S2 |
| Links to other policies | - |

Alternative options

DM BE27a - No flood risk assessments policy

The alternative option would be not to include a policy that provides details on the flood risk assessment. It was considered that this could result in an inconsistent approach to applications of this kind, with applicants being required to undertake assessments on a case-by-case basis, lacking a strategic approach that could be detrimental to the overall strategy to reduce flooding and flood risk.

DM Q23 - Do you have any comments on the flooding development management policies (DM BE 25-27)?
DM BE28 Preferred Option - Development Affecting Listed Buildings and Conservation Areas

The Council will seek to safeguard and protect the character and architectural interest of the historic environment of the Borough.

Development proposals affecting listed buildings and conservation areas (and their settings) – including the erection of new buildings and extensions and alteration to existing buildings will be expected to compliment local architectural or historic interest, character, and appearance as well as protecting or enhancing important views.

The Council will expect proposals to have regard to:

- Existing architectural and historic associations, detailing, character, and style;
- Form, scale and massing;
- External, roofing and surfacing materials;
- Existing hard and soft landscaping features (including areas of open space, trees, hedges, and means of enclosure);
- Historic plot sizes, layouts and orientation.

Development proposals may be permitted where harm is minimal and outweighed by other material factors, in particular the need to adapt the building to ensure its viable use.

Development proposals, including the erection of a new building or other structure, or the change of use of land, will not be permitted where this would harm the character or setting of a listed building or a conservation area.

Sustainability Appraisal

The sustainability appraisal has identified that the preferred option is the most sustainable approach with particular strengths, especially related to economic effects. The policy enhances local communities and their sense of heritage, in addition to providing benefits to the wider landscape through the protection of hard and soft landscaping. In addition there is the potential for economic regeneration through the promotion of heritage in the Borough and potential opportunities for an increase in tourism and tourism related employment as a result. The alternative policy option relies on existing policy and performs less well in terms of sustainability.

Justification for preferred option DM BE28

The preferred option has developed from the Core Strategy adding a more detailed list of requirements and expectations in relation to the protection and enhancement of the Borough’s...
heritage assets. This policy complies with national guidance. It is considered that this option offers a sufficient amount of flexibility to allow the appropriate re-use of protected buildings whilst ensuring that no significant architectural or historical features or character are lost.

**Compliance with other policies and strategies**

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**Alternative options**

DM BE28a – No policy addressing issues relating to listed buildings and conservation areas, instead relying upon national guidance.

An alternative approach would be to not have a policy on the effects of development on the historic environment, and rely on Core Strategy policy BE6 and the general development principles in Core Strategy policy S1 to enable this assessment. This option is not favoured as the historic environment is particularly sensitive to development, requiring further scrutiny than development generally.
DM BE29 Preferred Option - Reuse of Listed Building at Risk Outside Settlements

In order to safeguard landscape character and ensure the delivery of sustainable development, the Council will normally resist the conversion of redundant rural buildings if the proposals fail to comply with the criteria set out in Core Strategy policy BE3.

However in circumstances where it can be robustly demonstrated that redundant listed buildings are at imminent risk of serious deterioration and/or structural collapse, the Council may consider the relaxation of the criteria set in Core Strategy policy BE3.

The Council will not consider applications under this policy where there is evidence of deliberate or conscious neglect in circumstances where owners would appear to have the capacity to sell or maintain the building[s]. In these instances the Council may add the building to the Buildings at Risk Register and consider serving an Urgent Works Notice or Repairs Notice to prevent further decay.

Sustainability Appraisal

The preferred policy approach was determined to be the most sustainable approach with key positive effects in social and environmental objectives. The policy prioritisés the retention of the buildings in their existing form to safeguard landscape character and residential amenity, while it also enables conversion where this is the only available remaining option for protection of the building, which is positive in sustainability terms as it protects historic character and ensures an efficient use of land.

Justification for preferred option DM BE29

This option progresses policies within the Core Strategy by setting out the Council’s approach to the retention and re-use of structurally unsound listed buildings. This policy seeks to create a balance between the Council’s aims of preventing undesirable development in the countryside and the desire to see listed buildings brought back into meaningful use.
Compliance with other policies and strategies

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**Alternative options**

DM BE29a - No policy - relying upon Core Strategy policy.

This option would rely upon Core Strategy policies relating to re-use of rural buildings. However it is considered that this approach would not allow for exceptions where listed buildings may be lost if not retained through a residential conversion scheme. As Allerdale is mainly rural in character this policy would not reflect local circumstance and it not considered reasonable.
DM BE30 - Demolition of Historic Buildings and Structures

DM BE30 Preferred Option - Demolition of Historic Buildings and Structures

The Council will refuse to grant consent for the demolition of listed buildings and structures or for the demolition of buildings and structures within conservation areas, unless the following circumstances apply:

In the case of Listed Buildings:

- The harm to or loss of significance is necessary in order to deliver substantial public benefits that outweigh that harm or loss, or;
- The nature of the heritage asset prevents all reasonable uses of the site and;
- No viable use of the building can be found in the medium term that will enable its conservation and;
- Conservation through grant-funding or some form of charitable or public ownership is not possible and;
- An adequate record is made of the features lost.

In the case of buildings and structures within Conservation Areas:

- The Council is satisfied that building/structure in question is not historically significant and/or makes no contribution to the setting of the conservation area or;
- In circumstances where the building/structure in question is considered to be historically significant and/or makes a positive contribution to the setting of the conservation area, no viable use of the building could be found that will enable its conservation and;
- There are approved detailed plans for the redevelopment of the site and a contract has been entered into for the implementation of that redevelopment.
- All demolition schemes will comply with BS 6187 - British Standard Code of Practice for Demolition.

Sustainability Appraisal

The preferred policy was assessed as the most sustainable approach with major benefits for social and environmental objectives. The alternative approach would rely on national guidance and there is the potential that this would not provide enough detail and clarity at the local level resulting in losses to the local historic environment.

Justification for preferred option DM BE30

The preferred option has developed from the Core Strategy adding a detailed list of criteria from which the Council will determine proposals for the demolition or loss of listed buildings or buildings within the conservation area. This policy offers developers clarity regarding the Council’s firm intention to protect listed buildings and buildings within Conservation Areas wherever possible.
Compliance with other policies and strategies

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**Alternative options**

DM BE30a - No demolition of historic buildings and structures policy
This option would see developers rely upon policies within the Core Strategy and national guidance (NPPF) in relation to the demolition of listed buildings and buildings within conservation areas. Whilst this would offer a more simple approach for developers it is considered that relying upon Core Strategy and National Planning Policy Framework would not emphasis the Council’s firm intention to retain such buildings wherever possible.
DM BE31  Preferred Option - Development Affecting Scheduled Ancient Monuments and Site of Archaeological Interest

The Council will seek to safeguard and protect scheduled ancient monuments and sites of archaeological interest from damage and/or disturbance.

Development will not be permitted where it would:

(i) Involve significant alteration, or cause damage to, nationally important archaeological remains (whether scheduled or not);
(ii) Have a significant impact on the setting of visible remains.

Development that affects other remains of archaeological interest will only be permitted where the public benefit of the development is sufficient to outweigh the local value of the remains.

In archaeologically sensitive areas applicants may be required to commission an archaeological assessment to establish the archaeological implications of the proposed development before the Council determines the application.

Where proposed development would harm significant archaeological remains, applicants should seek to minimise this impact by design solutions allowing the preservation in situ of the archaeological remains.

Opportunities will be sought for the management and presentation of archaeological sites for educational, recreational and tourism purposes.

Sustainability Appraisal

The preferred policy approach performs strongly in sustainability terms across the majority of objectives in the assessment. The protection of the local historic environment directly supports the objective relating to community cohesion ensuring that local communities have a strong sense of historic character, there are also strong links with protection of landscape features, in addition promoting the role of heritage in the district has the potential to result in increased tourism and tourism related employment opportunities.

Justification for preferred option DM BE31

Due to the large number of Scheduled Ancient Monuments and sites of potential archaeological interest within the Borough, it is considered necessary to have a detailed policy to guide proposals with the potential to affect such sites. This approach offers clarity to developers and opportunities to avoid potential delays and obstacles by ensuring all due processes are carried out prior to approval. This policy complies with national guidance.
Compliance with other policies and strategies

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Alternative options

DM BE31a - No development affecting scheduled ancient monuments and sites of archaeological interest policy

This option would see developers rely upon policies within the Core Strategy and national guidance (NPPF) in relation to proposals which may affect SAM’s and sites of archaeological interest. Whilst this would offer a more simple approach for developers up front, it has the potential to impose hidden delays and obstacles to development by not highlighting responsibilities and duties at the proposals stage.
DM BE32 - Recording the Loss or Alteration of Heritage Assets

DM BE32 Preferred Option - Recording the Loss or Alteration of Heritage Assets

In cases where the Council grants consent for the alteration or demolition of listed buildings or where the preservation in situ of archaeological remains is not justified, a record of the asset before it is altered, lost or disturbed will be required via planning conditions or legal agreement.

Any investigation, including recording and sampling, will be required to:

(i) Be carried out to professional standards by a suitably qualified person;
(ii) Be carried out to an appropriate level of detail proportionate to the asset’s significance, by an organisation or individual with appropriate expertise;
(iii) Analyse, document and where necessary, conserve any resultant records, artefacts and samples;
(iv) Make any findings publicly available;
(v) Create and deposit an archive for future research.

Sustainability Appraisal

The sustainability appraisal identified that the preferred approach was the most sustainable as it ensures that the historic environment is recorded for future generations where it cannot be protected or preserved in situ. This should ensure that new development in the area will be able to make reference to historic character that has been recorded, and has the potential to benefit tourism through the promotion of the role of heritage in the Borough.

Justification for preferred option DM BE32

National planning policy states that Council’s must require developers to record and advance understanding of the significance of the heritage asset before it is lost, using planning conditions or obligations as appropriate. This level of requirement is considered too detailed for inclusion within the Core Strategy, therefore it is appropriate to include as a Development Management policy.
Compliance with other policies and strategies

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Alternative options

DM BE32a - No recording the loss or alteration of heritage assets policy
The alternative option would be not to include a specific policy relating to alteration or loss of assets and rely on national guidance. However whilst national policy provides a general policy context, it was considered that it may not be concise enough to provide a firm basis for decision-making. In addition there is the potential for national guidance to be revised, which could leave the council without a clear policy position.
DM BE33 - Safeguarding Hadrian’s Wall World Heritage Site (WHS)

**BM BE33 Preferred Option - Safeguarding Hadrian's Wall WHS**

The Council will seek to protect The Hadrian’s Wall World Heritage Site and its setting, including any buffer zone, from inappropriate development.

In assessing applications the Council will have regard to the objectives set out in the Hadrian’s Wall World Heritage Site management plan.

Development will not be permitted if it fails to preserve or would adversely affect the archaeological value and interest of the archaeological remains or setting of the Hadrian’s Wall World Heritage Site.

When assessing the impact of proposals on the Hadrian’s Wall World Heritage Site, the Council will also take into account the cumulative impact arising from both implemented and approved (but unimplemented), developments.

Proposals will be judged against the following criteria:

(i) The level of direct impact on the archaeological remains of the Hadrian’s Wall World Heritage Site;
(ii) The scope and extent of mitigation in order to minimise the effect of the development;
(iii) The extent to which the development preserves or enhances the character of the area;
(iv) Compliance with other policies in relation to design, landscape and biodiversity.

Any significant development proposals affecting the site or its zone of visual influence will require an environmental assessment to ensure their impacts and implications for the longer term are fully evaluated.

**Sustainability Appraisal**

The sustainability appraisal identified that the preferred approach was the most sustainable. The provision of locally distinctive criteria as part of a policy to safeguard the Hadrian’s Wall WHS performs strongly in sustainability terms and in comparison to the preferred policy. The policy also has the potential to promote the role of heritage in the Borough resulting in benefits associated with increased tourism and tourism related employment.

**Justification for preferred option DM BE33**

This option offers a locally distinctive, specific set of criteria by which development with the potential to affect the Hadrian’s Wall WHS must be assessed. The WHS is protected by national and international designations, however it is considered that further detailed clarification of the expectations required of developers is appropriate.
Compliance with other policies and strategies

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Alternative options

DM BE33a - No safeguarding Hadrian’s Wall WHS policy
This option would not offer further locally distinctive criteria to development which may affect the WHS which is considered necessary due to the economic and cultural significance of the area within the Borough.

DM Q24 - Do you have any comments on the historic environment related Development Management polices (DM BE 28-33)?
NATURAL ENVIRONMENT
The Development Management policies for the Natural Environment are designed to take forward Core Strategy policies NE1 - NE7 and to complement other plan policies.

The purpose of these policies is to set out specific requirements and criteria to ensure that all development respects and enhances the natural environment, is aligned with strategic policies and objectives, and complies with international, national, regional and local protection regulations and designations.

The Development Management policies for the Natural Environment will be used when making decisions on all new development and provide policy material on the requirement for:

- Development in AONB;
- Ecological Surveys;
- Tree Surveys.
DM NE1 - Development in the Solway Coast AONB

DM NE1 Preferred Option - Development in the Solway Coast Area of Outstanding Natural Beauty

When considering proposals for development within or adjoining the Solway Coast Area of Outstanding Natural Beauty, the Council will require the protection of its natural beauty. This will be given priority over all other planning considerations.

All development within or adjoining the AONB must preserve or enhance the distinctive landscape character and heritage of the area and actively seek to minimise environmental harm caused by the development.

Development should be in accordance with the adopted Solway Coast AONB Management Plan or any successive document. Development which fails to preserve the setting of the AONB will not be permitted. Proposals will be judged against the following criteria:

(i) The scale, siting or design of proposed developments being appropriate to the landscape setting;
(ii) Existing landscape features should be incorporated in a way which preserves or enhances the character of the area and mitigates the effects of development;
(iii) The development complies with the other general development and built environment policies of the local plan.

The Solway Coast AONB management team based in Silloth should be consulted through the planning process regarding proposals within the AONB boundary or which may impact upon the AONB’s setting.

Sustainability Appraisal

The preferred option performed strongly against the majority of the sustainability criteria, especially in social and environmental aspects. Particular strengths include the continued protection of access to the countryside the environmental objectives including protection of the landscape. The alternative option on relying on existing policy was felt to potentially result in a lack of locally appropriate guidance on landscape characteristics and for local developers. In conclusion the preferred option was determined to be the most sustainable.

Justification for Preferred Option DM NE1

This option offers a locally distinctive, specific set of criteria by which development within the Solway AONB must be assessed. The AONB is protected by national and international designations, and also the AONB management plan, however it is considered that further detailed clarification of the expectations required of developers is appropriate.
Compliance with other policies and strategies

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Alternative options

DM NE1a  No DM Policy - Relying Upon Core Strategy, AONB Management Plan, National Policy and International Protections

This option would not offer further local distinctive criteria to development within the AONB. This was not preferred as a policy approach as it was considered necessary to provide additional material given the environmental and economic significance of the area within the Borough.
DM NE2 Preferred Option - Ecological Surveys

The need for and scope of any ecological survey to accompany a planning application should be agreed between the applicant and planning authority during pre-application discussions. An application cannot be determined until suitable information regarding the need, or otherwise, for an ecological survey has been made available to the Local Authority.

Applications for development which will automatically require an ecological survey include:

• Redevelopment of agricultural buildings such as barns and sheds, particularly those made from brick or stone;
• Work involving changes to the roof, rendering or walls of any building, particularly those over 50 years old;
• Development in or near to Cumbria Wildlife Sites;
• Development near to Sites of Special Scientific Interest;
• Development on or near to sites identified as priority BAP habitat or otherwise identified as important for priority BAP species;
• Development on or near to sites identified as key habitat or of potential for key species as identified by the Cumbria Biological Data Network;
• Development likely to have an impact on European Sites of Nature Conservation such as Special Protection Areas, Special Areas of Conservation and RAMSR sites (such sites will also be required to undergo Habitats Regulation Assessments and Appropriate Assessment);
• Development within the Solway Coast Area of Outstanding Natural Beauty;
• Development subject to Environmental Impact Assessment (whereby an ecological survey should be provided as part of that process);
• Any other site on which ecological data held by the Planning Authority, Natural England or the Cumbria Biological Data Network indicates it may be pertinent to do so.

Ecological surveys, if required, should:

• Be carried out by a suitably qualified and experienced ecologist;
• Be carried out at a suitable time and month of the year, as appropriate to the affected species, in suitable weather conditions and using appropriate survey techniques;
• Be to an appropriate and recognised level of scope and detail and should record and map the range of habitats and the species of flora and fauna found on site;
• Include the results of any ecological data searches from the Cumbria Biodiversity Data Network, based at Tulley House in Carlisle;
• Include an assessment of the likely effects of development on the nationally and locally important species and habitats recorded on site or in the locality;

... continues
• Identify measures to be taken to avoid impacting on the biodiversity of the site and in the locality, either directly or indirectly, both during construction and afterwards;
• Provide detail on appropriate provision for, or enhancements to biodiversity and habitat on or near the site shall be included within the development.

The planning authority may request additional surveys should the information provided be deemed to be inadequate.

Should an ecological survey determine that new development may have a harmful effect on protected species or habitat permission will be refused unless a strong and clear overriding economic or social need for the development can be demonstrated and no suitable, alternative sites can be identified.

Sustainability Appraisal

The preferred option identified a number of strengths in terms of the sustainability objectives, in particular in terms of protecting and enhancing biodiversity and protecting and enhancing water quality, both of which this policy directly addresses. In the absence of the preferred option, there would be a reliance on existing policy which potentially could result in the loss or adverse impact on biodiversity assets in the Borough through a lack of protection.

Justification for Preferred Option DM NE2

The policy sets a clear direction as to the Council’s firm intention to protect the Borough’s ecological assets and habitats by providing comprehensive details, set within Policy, as to the requirements for ecological surveys to accompany planning applications.

Compliance with other policies and strategies

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Alternative options

DM NE2a - No Alternative Policy

Not to include a detailed DM policy and relying upon Core Strategy and National Planning Policy Framework may lead to ambiguity for developers in relation to ecological survey requirements. This in turn may lead to the loss of or damage to important wildlife habitats. Even protected habitats could be at risk from development if there is no policy on which to form the basis of an objection. The lack of a discrete policy in relation to the requirement for ecological surveys could undermine the Councils firm intention to safeguard and enhance ecological and wildlife habitats throughout the Borough.
DM NE3 - Protecting Trees, Hedgerows and Woodland

DM NE3 Preferred Option - Trees, Hedgerows and Woodland

Existing trees, hedgerows and woodland that are considered important to the local community, contribute positively to the character of the area and/or are of nature conservation value will be protected.

Proposals that involve the felling, removal or are deemed likely to cause demonstrable harm to existing trees, hedgerows and woodland will normally be resisted.

Felling and/or removal may be permitted in exceptional circumstances where it can be demonstrated that there are proposed wider benefits that outweigh the loss incurred. Replacement planting that maintains local amenity, the character of the area and nature conservation interest will be required.

A tree survey will be required to accompany a planning application when trees are either present on the proposal site or are adjacent to it and are likely to influence or be influenced by the development. The survey should clearly show which trees are to be retained within the development and what methods shall be used to ensure their protection. Information should be collected and presented by a qualified arboriculturist.

A tree survey shall include the following information:

- A schedule of the trees that are currently present on a development site detailing species, trunk diameters, branch spread in meters, tree heights in meters, tree condition, tree defects, Root Protection Areas (the minimum area that should be left undisturbed around each tree that is to be retained);
- An accurately detailed and scaled Tree Constraints Plan showing tree positions, actual branch spread, Root Protection Areas, current and ultimate tree heights with shadow patterns to identify unreasonable obstruction of sunlight or daylight;
- Photographs of trees;
- A schedule of any pre-development tree work to be carried out;
- A Tree Protection Measures scheme, including a Tree Protection Plan showing trees to be retained, trees to be removed, precise location and specification of physical barriers/fences, ground protection measures.

New development proposals will be required to make a positive contribution to the network of green infrastructure (See Policy NE1) and biodiversity (See Policy NE3) within the Borough. Therefore landscaping schemes will be expected to incorporate the planting of native species of tree and/or hedgerow where practicable.

The Council will, through the appropriate use of Tree and Hedgerow Preservation Orders, protect trees and hedgerows that are of significant maturity, rarity or have an important amenity...
value. Trees and Hedgerows within conservation areas will be strongly protected regardless of whether they are subject to a preservation order.

Developments that require applications to be accompanied by tree surveys should have regard to Policy DM BE15.

**Sustainability Appraisal**

The preferred policy option was assessed to result in positive sustainability effects in terms of protection of biodiversity assets and landscape. The alternative options identified some potentially adverse effects, DM NE3a fails to protect these assets and relies on other policies, DM NE3b and DM NE3c do aim for protection of the assets, but do not provide the strength of the preferred option.

**Justification for Preferred Option DM NE3**

The policy would be a clear message that the Council regards the trees and hedgerows within the Borough as valuable assets that should be protected. It would provide the necessary basis for a firm stance requiring the retention and integration of existing trees and hedgerows within new development proposals. The policy would also support the Council’s ambition to protect and enhance green infrastructure within the Borough.

**Compliance with other policies and strategies**

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**Alternative options**

DM NE3a: Do not include a tree/woodland/hedgerow policy

Not to include a detailed DM policy and relying upon Core Strategy and National policy may lead to ambiguity for developers when dealing with trees and hedgerows within planning applications. This in turn may lead to the loss of unprotected trees and hedgerows (i.e. those not covered by TPO or hedgerow Regulations) and the loss or damage to important wildlife habitats as a result of unregulated felling of trees and/or removal of hedgerows. Even protected
trees could be at risk from felling as a result of development if there is no policy on which to form the basis of an objection. The lack of a discrete policy in relation to trees, hedgerows and woodland could undermine the Council’s ambition to safeguard and enhance green infrastructure within the Borough.

DM NE3b:  Adopt a policy that seeks to safeguard protected trees, hedgerows and woodland

There is a danger that this option would merely replicate the legislation that enables the Council to identify and protect important trees and hedgerows. It would rely on the designation of TPO to safeguard trees at risk from removal, which could be regarded as an inefficient approach. The option would not provide protection to trees and hedgerows within the Borough not classified as important (i.e. those not covered by TPO or Hedgerow Regulations).

DM NE3c:  Resist new development proposals that would result in the need for the felling of trees and/or the removal of hedgerows within the site in the future

This option may constitute weak grounds for resistance to a development proposal if the rest of the scheme is acceptable.

DM Q25 - Do you have any comments about the natural environment Development Management policies (DM NE 1-3)?
Monitoring and Implementation

The Local Plan must be able to respond to changing needs and circumstances at the national, regional and local level. Monitoring will help assess the effectiveness of the policies in delivering the vision and objectives of the spatial strategy and may indicate when policy changes may be required.

Monitoring will take an objective-led approach to the selection of targets and indicators, which will help provide a consistent basis for monitoring the performance of the strategy against the overall objectives. Where appropriate, the Core Strategy will set targets for each policy, and will set out how the policy will be implemented and monitored. Specific targets have been included where clear outputs may be required. As the Development Management DPD has been designed to implement and support the Core Strategy the indicative monitoring framework outlined in Appendix 4 of the Core Strategy will be used as a basis to monitor both policy documents.

Each year Allerdale Borough Council will produce an Annual Monitoring Report containing information on the progress of the implementation of the Local Plan and an assessment of the effectiveness of the policies in the Core Strategy, and will also evaluate the wider Local Plan Policies and documents. This monitoring will indicate progress towards targets and show where policies are not working which will inform any changes to the Local Plan.
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<td><strong>Appropriate assessment (AA)</strong></td>
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<td><strong>Area action plan (AAP)</strong></td>
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<td><strong>Area of Outstanding Natural Beauty (AONB)</strong></td>
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<td><strong>Brownfield Land</strong></td>
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<td><strong>BREEAM</strong></td>
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<tr>
<td><strong>Environmental Assessment</strong></td>
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<tr>
<td><strong>Coastal Change Management Area (CCMA)</strong></td>
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<td><strong>Core Strategy (CS)</strong></td>
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<td><strong>Community Infrastructure Levy (CIL)</strong></td>
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<td><strong>Development plan</strong></td>
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<td><strong>Development plan documents (DPD’s)</strong></td>
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<td><strong>Evidence base</strong></td>
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<td>Term</td>
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<td>Examination in Public / Hearing</td>
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<td>Front loading</td>
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<td>Green Infrastructure (GI)</td>
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<td>Heritage Assets</td>
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<td>Housing Market Area (HMA)</td>
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<td>Issues &amp; Options</td>
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<tr>
<td>Infrastructure</td>
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<tr>
<td>Range of transport networks, utilities, services and facilities such as roads, sewers, as well as social infrastructure such as schools and healthcare centres.</td>
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<td><strong>Lifetime Homes</strong></td>
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<td><strong>Local development order</strong></td>
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<td><strong>Local development scheme (LDS)</strong></td>
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<td><strong>Local distinctiveness</strong></td>
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<td><strong>Local Plan</strong></td>
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<td><strong>Local Strategic Partnership (LSP)</strong></td>
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<td><strong>National Planning Policy Framework (NPPF)</strong></td>
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<tr>
<td>Neighbourhood plans</td>
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<td>Planning Inspectorate</td>
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<td>Planning Obligation or Section 106</td>
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<tr>
<td>Planning Policy Statement (PPS)</td>
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<tr>
<td>Preferred Option</td>
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<td>Proposals map</td>
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<td>Ramsar</td>
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<td>Regional spatial strategy (RSS)</td>
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<td><strong>Regulations</strong></td>
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<tr>
<td><strong>Rural Exception Site</strong></td>
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<td><strong>Site specific allocations</strong></td>
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<td><strong>Site of Special Scientific Interest (SSSI)</strong></td>
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<td><strong>Soundness</strong></td>
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<td><strong>Statement of Community Involvement (SCI)</strong></td>
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<td><strong>Strategic environment assessment (SEA)</strong></td>
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<td><strong>Strategic Flood Risk Assessment (SFRA)</strong></td>
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mechanisms that can be implemented to reduce flood risk.

**Strategic Housing Market Assessment (SHMA)**
These are studies of the operation of Housing Market Areas that are used to inform the development of planning and housing policy. It provides an analysis of the characteristics of the housing market in Allerdale, how key factors work together, and the probable scale of change in housing need and demand.

**Strategic Housing Land Availability Assessment (SHLAA)**
This is used to identify sites which may be suitable for housing development over the next 15 years. Each site within the SHLAA has been assessed to establish whether it is likely to be suitable for housing development and, if so, when it might come forward for development. It is important to note that the SHLAA does not determine whether housing will be built on any particular site, but merely undertakes a technical exercise on the availability of land in the Borough.

**Submission**
Submission of the local development plan documents, as proposed for adoption, to the Secretary of State.

**Supplementary plan documents (SPD)**
Supplementary plan documents provide supplementary information about the policies in development plan documents. They do not form part of the development plan and are not subject to independent examination.

**Sustainability Appraisal (SA)**
A sustainability appraisal is a tool for appraising policies to ensure they reflect sustainable development objectives (i.e. social, environmental and economic factors), and are required in the act to be undertaken for all local development documents.

**Sustainable development**
Is a central aim of national policy to achieve social progress, protect the environment, make prudent use of resources and maintain economic growth.

**Sustainable Community Strategy**
Prepared by Local Strategic Partnerships as a set of goals and actions which they wish to promote.
| Sustainable Urban Drainage Systems (SUD’s) | Drainage systems which absorb rain water back into the ground rather than into man-made drains and sewers. |
APPENDIX 2 – KEY DIAGRAM
We would like to involve as many people as possible in producing the Allerdale Local Plan. To help encourage both communities and individuals to have their say we will be holding a number of exhibitions, surgeries and workshops during the consultation period to promote the Plan and answer any questions.

You can view the ‘Preferred Options’ for Core Strategy, Development Management and associated documents as follows:

- Online at www.allerdale.gov.uk/local plan;
- At the Council offices and customer service centres;
  - At any library in Allerdale;
- At the public displays which will be touring the Borough.

We would prefer you to tell us what you think by using the online form at:

www.allerdale.gov.uk/localplan

However, you can also make your comments by filling in a form which is available to download, in libraries, customer service centres, or on request from us. Emails and letters would also be welcome.

Alternatively if you would like more information on the consultation, help making a comment, or if you would like this document in an alternative format, you can contact a member of the planning policy team using the following details.

E-mail: localplan@allerdale.gov.uk

Postal Address:
Planning Policy Department
Planing Services
Allerdale Borough Council
Allerdale House
Workington
Cumbria
CA14 3YJ

Telephone: 01900 702610
Fax: 01900 702848

The consultation period runs from 1 June 2012 to the 31st July 2012