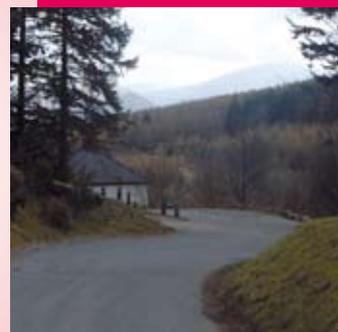


Planning Cumbria

*Cumbria and Lake District Joint Structure Plan 2001-2016
Adopted Plan, April 2006*



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1 Introduction

- 1.1 This is the final Cumbria and Lake District Joint Structure Plan. It is a statutory document which provides a strategy and policies for the development and use of land within Cumbria, including the Lake District National Park but excluding the Yorkshire Dales National Park. Cumbria County Council and the Lake District National Park Authority are each responsible for the strategic planning of their respective areas. The two authorities have chosen to prepare a joint structure plan so that the planning of the whole county is co-ordinated.
- 1.2 The Planning and Compulsory Purchase Act 2004 has now been given Royal Assent. This results in changes to the Planning System. The principal change has been to replace Regional Planning Guidance with a Regional Spatial Strategy and to abolish the current system of Structure and Local Plans. Structure Plans and Local Plans will gradually be replaced by a series of Local Development Documents collectively known as the Local Development Framework (See Figure 1).
- 1.3 The new system will take time to become established and, to ensure continuity, transitional arrangements have been put in place to allow the old system to continue until the Regional Spatial Strategy and Local Development Frameworks are further developed. Policies contained in the Structure Plan will be 'saved' for a period of three years from adoption, unless during that period replaced by the policies in the Regional Spatial Strategy, in whole or in part. In those circumstances the Secretary of State may direct that the three year period should be extended. The Structure Plan will remain relevant as a basis on which to guide planning applications whilst the new plans are being prepared. To avoid confusion between the two planning systems any references contained within this Plan are to the new system of Plans.

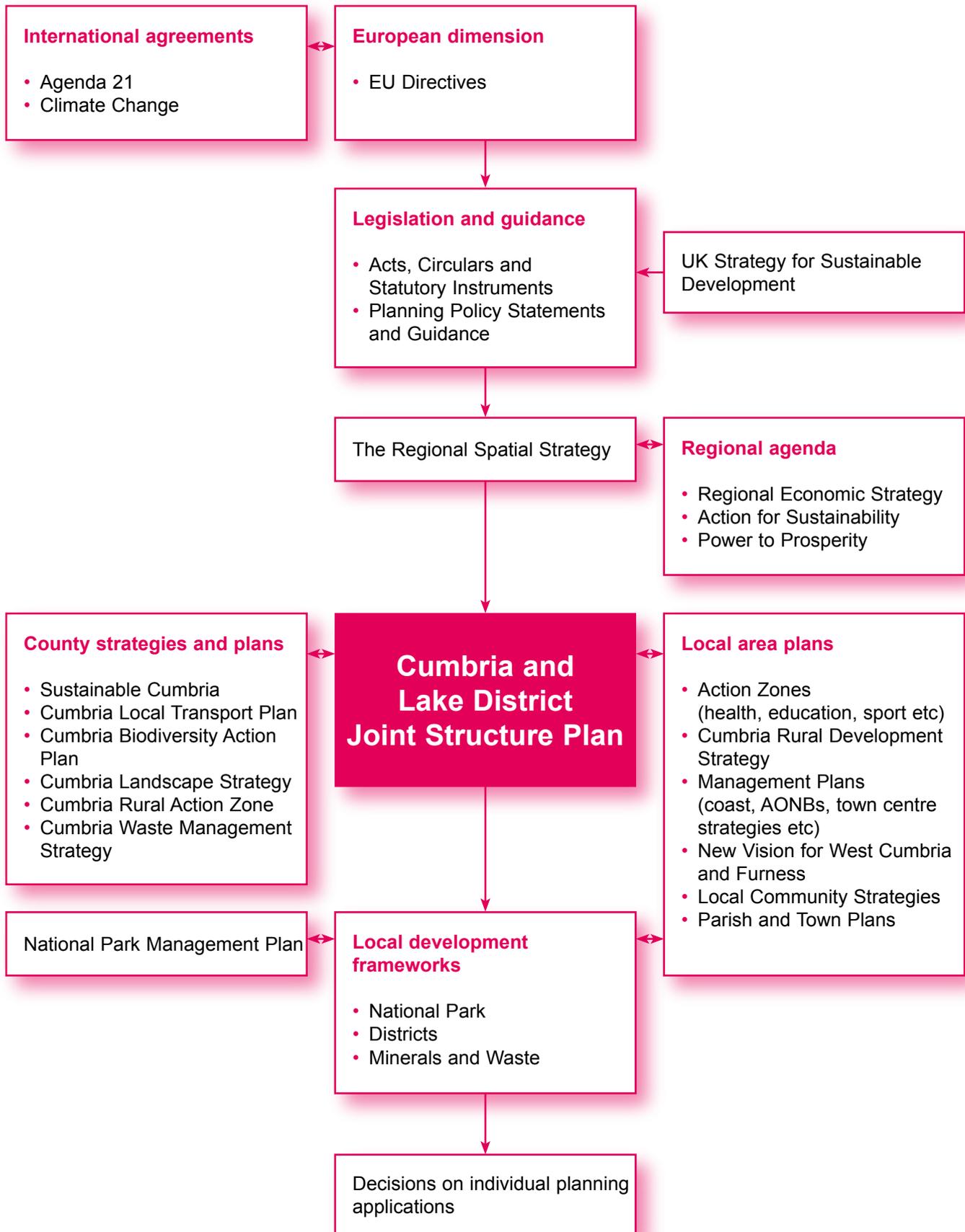
What has influenced the Structure Plan?

- 1.4 The Structure Plan takes into account European, National and Regional Policy, see Figure 2. The Regional Spatial Strategy for the North West is particularly important. This provides the spatial strategy and development framework for policies in the Structure Plan. Policies contained within the Regional Spatial Strategy, which includes the Regional Transport Strategy, and their relationship with the Structure Plan¹ are listed in Schedule 1.

Figure 1
Local Development
Framework Areas



Figure 2
Policy Context Diagram



- 1.5 In the National Park the strategic planning policies must support the statutory purposes for its designation, modified by the 1995 Environment Act:
- To conserve and enhance the natural beauty, wildlife and cultural heritage, and
 - To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.
- Where irreconcilable conflict arises between these purposes, the first prevails. In pursuing these purposes, the National Park Authority must also:
- Seek to foster the economic and social well being of local communities within the National Park.
- This must be achieved without involving significant expenditure by the National Park Authority, however we will support, facilitate and encourage partnerships with those agencies whose tasks it is to promote economic or social development of the area.
- 1.6 In the three Areas of Outstanding Natural Beauty (Arnside/Silverdale, North Pennines and Solway Coast), strategic policies must support their primary purpose of designation – to conserve and enhance natural beauty. In pursuing the primary purpose account should be taken of the needs of agriculture, forestry, other rural industries and of the economic and social needs of local communities. Recreation is not an objective of designation, but demand should be met so far as this is consistent with the conservation of natural beauty and the needs of agriculture, forestry and other uses.
- 1.7 The Structure Plan also relates to and provides the context for the development of other more local policy documents such as Community Strategies and Parish Plans.

Content of the Plan

- 1.8 The formal part of the Structure Plan consists of a 'Written Statement' of policies for the development and use of land in the county and a 'Key Diagram' showing which policies apply to the different parts of the county. The Written Statement is clearly identified by the coloured sections. The Key Diagram is inside the back cover.
- 1.9 The rest of the text is known as the 'Explanatory Memorandum'. It is not part of the formal Plan but provides a fuller explanation and interpretation of the policies.
- 1.10 The Written Statement begins with a section on the overall strategy for development. This is followed by sections dealing with specific subject areas. **All policies within the Structure Plan should be read together.** Some policies are broken down into separate sections, but, unless the policy indicates otherwise, their order does not convey any priority. Policies seek to avoid duplication of national policies, but provide sub regional specificity. The concluding section sets out how the performance of policies will be measured and who will be involved in their implementation.

2 Strategy

- 2.1 Cumbria is a county of great diversity in its environment and communities. The quality of much of its built, natural and historic environment is exceptional. There are good services and facilities and a wide range of opportunities for employment and housing. However, there are significant economic and social problems.
- 2.2 The challenge for the Structure Plan is to provide for the need for growth and regeneration in both rural and urban areas and ensure that development is managed in a manner that protects and enhances the environment through wise stewardship. The Structure Plan must meet the needs of communities. It must address the contrasts that exist between areas of consistently low employment and areas of above average employment and opportunity, between high quality living environments and areas of urban dereliction. It needs to address social and economic changes affecting different parts of the county. The Structure Plan seeks to enable sustainable development to take place. There is scope in the county for the need for growth and environmental protection to be met without being in conflict.

A Sustainable Vision for Cumbria

- 2.3 The aim of the Structure Plan is to secure a more sustainable pattern of development, reflecting the Government's four sustainable development objectives:
- social progress which recognises the needs of everyone,
 - effective protection of the environment,
 - prudent use of natural resources,
 - maintenance of high and stable levels of economic growth and employment.
- 2.4 Sustainable development is about advancing all these objectives together rather than trading the benefits of one against another. It is about 'ensuring a better quality of life for everyone, now and for generations to come'². Taking a wider and longer term view will enable development to be planned so that consideration is given to the need to conserve resources and avoid the harmful effects of climate change. The Regional Spatial Strategy requires development plan policies to contribute towards national targets for reducing greenhouse gas emissions, so as to minimise the damaging impacts of climate change. The implications for potential local threats have been considered in respect of the plan's policies concerning renewable energy and flood prevention.
- 2.5 Policy ST1 sets out the vision for sustainable communities in Cumbria. All policies in the Structure Plan encourage development or land use change to bring communities closer to these objectives. The Structure Plan is but one policy document affecting sustainability objectives. There is a need in the context of Action for Sustainability and the need for Strategic Environmental Assessment, for a holistic approach to monitoring sustainability in Cumbria relating to all sustainability targets. **Policy ST1.**

Policy ST1: A Sustainable Vision for Cumbria

The overall quality of life within Cumbria should be enhanced through the promotion of sustainable development that seeks to protect the environment, ensure prudent use of resources and maintain social progress and economic growth.

Urban and rural communities should be sustained through measures that, in combination, advance the four objectives of sustainable development and achieve:

- a flourishing and diverse local economy
- access to good quality housing for all
- a full range of appropriate and accessible services
- good transport services and communications linking people to jobs, schools, health and other services
- quality built, natural and historic environments
- places to live in a safe and healthy manner
- vibrant, harmonious and inclusive communities

Policy ST2: Assessing impact on sustainability

Development or land use change affecting important environmental, social and economic assets should be assessed in terms of benefits and disbenefits. Where appropriate this will require transport, environmental and other impact assessments to assess the full effect of new development and identify the need for any mitigation.

Promoting sustainability in new development

2.6 All development has an impact. It can affect the environment, the economy, the quality of people's lives and the way resources are consumed. The Structure Plan provides the framework to ensure that any adverse impact of development is minimised and that development promotes sustainability. Detailed consideration of site specific issues will be developed through Local Development Frameworks and decisions on individual planning applications. It is important that both of these are informed by a full assessment of the wider effect of any proposed development. It is proposed to publish further guidance on how to undertake these assessments in partnership with relevant agencies and other organisations. This guidance will take account of the need for strategic environmental assessments, sustainability targets and the identification of environmental, social and economic capital.

Policy ST2.

2.7 Policy ST3 sets out specific principles, amplified below, which apply to all new development regardless of its purpose or general location. These principles are in addition to policies set out elsewhere in the Structure Plan.

1) Seeking sustainable locations: The approach first seeks sites for development consistent with Policies ST5, ST6 and ST7, which focus development on key and local service centres. Local Planning Authorities should define the boundaries of these settlements within Local Development Frameworks. Boundaries should respect landscape character and environmental capacity. There will be continuing emphasis on securing economy in the use of land and buildings consistent with national guidance and Policy DP1 of the Regional Spatial Strategy. This means developers and Local Development Frameworks should follow a sequential approach to the location of new development. Not all previously developed land and buildings will be suitable for development. Some greenfield development particularly within, or as an extension of service centres, may be necessary and boundaries should be drawn to include such areas within the settlement. This will enable the re-use of land and buildings and minimise the take up of greenfield land. It will make unused, under-used or derelict land and buildings more attractive to the development industry and enable them to be brought back into beneficial use. It will help upgrade the environment and improve overall investor confidence. Additional measures may be needed such as land reclamation or compulsory purchase to ensure that previously developed land is available for reuse.

2) Ensuring accessibility: In selecting sites for development, it is important that they can be served by a range of transport modes. It means careful planning and

design ensuring that facilities for people arriving on foot, by cycle or public transport are provided and that, wherever possible, connections are provided to existing networks outside the site.

3) Reducing the risk of flooding: Recent experience is that flooding events are becoming worse both in frequency and scale, due to climate change and increased surface run off from built development. Care should therefore be taken in the siting of new development. A search sequence in accordance with Planning Policy Guidance Note 25 'Development and Flood Risk' should be undertaken to minimise the flood risk associated with the site, and the potential effect development of the site might have elsewhere through increased run off or a reduction in the storage capacity of floodplains. This will need to be balanced with the emphasis to be given to previously developed land and buildings, outlined in criteria 1. To assist this search sequence the Environment Agency's most up to date Flood Map should be used. Unless there is little or no risk then a 'Flood Risk Assessment' should be submitted to the Local Planning Authority with the planning application for the proposed development. In areas of high risk of flooding, development may not be appropriate even if it is previously developed land. Conversely, development may be of sufficient benefit for it to be worth exploring potential mitigation measures. Early discussion on mitigation should take place with the relevant Local Planning Authority and the Environment Agency. To reduce the risk of flooding new development should be designed to allow surface water run off to be controlled as close as possible to its origin. Sustainable Drainage Systems should be considered as a first option. Satisfactory design, discharge permissions, flood prevention, maintenance, ownership and adoption measures will need to be secured. This may require a Legal Agreement.

4) Avoiding the loss of the best and most versatile agricultural land: Where the search sequence outlined in criteria 1 results in the need for development of greenfield land, the quality of such land is a factor that will need to be taken into account in assessing overall suitability of the site.

5) Nature conservation: In addition to the guidance set out above, development should take account of the UK and Cumbria Biodiversity Action Plans and the regional targets for habitat maintenance, restoration and expansion. Opportunities should also be taken for re-establishment of habitats and species. Where these may be lost or damaged consideration will be required of replacement in the locality. This will help to achieve no net loss in the value of the biodiversity resource. Where development is proposed attention should be given to preventing and reversing, where appropriate, habitat fragmentation and species isolation and ensuring appropriate management of this resource.

Policy ST3: Principles applying to all new development

All proposals for development including alterations to existing buildings and land use change will be required to:

1. seek locations consistent with policies ST5, ST6, and ST7 which will assist in reducing the need to travel, and then in the following order of priority:
 - a. the appropriate reuse of existing buildings worthy of retention, followed by
 - b. the reuse of previously developed land and only then
 - c. the use of previously undeveloped land,
2. seek sites that are or will be made accessible by public transport, walking or cycling,
3. reduce the risk of flooding within the development and elsewhere by a choice of location in the following order of priority:
 - a. sites with little or no flood risk, followed by
 - b. sites with low or medium flood risk, and only then
 - c. sites in areas of high flood risk.

Design proposals should minimise or mitigate any flood risk and where practicable include sustainable drainage systems,
4. ensure agricultural land of poorer quality is used for development in preference to the best and most versatile agricultural land,
5. avoid the loss of, or damage to, and where possible enhance, restore or re-establish, important nature conservation features,

(Continued on the next page)

6) Protecting built, natural and historic conservation

features: Cumbria has a rich diversity and wealth of natural, environmental and built resources that are irreplaceable. Some are locally important whilst others are internationally recognised. Some are small scale yet others cover wide tracts of land. The value of all need to be recognised and these assets conserved. Development should not harm the value or integrity of these assets and should aim to make a positive contribution. This is especially the case where the existing quality of the asset is degraded and development could be used to enhance it, for instance by restoring or creating new habitats. Local Development Frameworks should set out in more detail how the value of assets and the effect of development will be assessed.

7) Contributing to the built, natural and historic

environment: Development should be used to enhance the quality of all environments. This is as vital in those areas where the present man made environment is of poor quality as in areas recognised for their high amenity value. A high standard of design will be expected in all development. Innovative and imaginative design should be progressed. Development should relate well to the existing built and natural environment and to the capacity of the landscape to accommodate new development.

8) Promoting ‘people friendly’ design: Design should also take into account the needs of people using buildings and facilities. Safe and secure environments should be provided. Public places and access points should be highly visible. The design of individual buildings should ensure safe and convenient passage into and movement around developments. This should include the needs of vulnerable users including people with restricted mobility or special needs.

9) Safeguarding natural resources: Design should be used to minimise the consumption of resources, for instance, orientating buildings to maximise solar gain, seeking high levels of insulation, installing water saving devices, recycling materials or using materials that are from sustainable sources or consume less energy in their production. In some cases it can also mean utilising non-grid connected renewable energy.

10) Protecting air and water resources: The potential for new development to directly pollute air and water resources must be avoided. Similarly the potential for development to reduce the quantity of existing water resources by creating a need for increased abstraction must be averted. To sustain water resources new development should be designed to include Sustainable Drainage Systems (criterion 3), which help replenish water reserves and water saving devices (criterion 9), both of which minimise the need for abstraction. The location of new development should take into account the Environment Agency’s Catchment Abstraction Management Strategies.

11) Ensuring capacity to meet the demand generated by developments: New development must be accommodated

within environmental, infrastructure and service thresholds. Early discussion with and between Local Planning Authorities, Regulatory Authorities, including the Environment Agency, and service providers will be necessary to ensure sites can be developed, that services can be provided in a timely manner and the mechanisms for doing so are clearly defined. This includes the capacity of foul and surface water drainage systems, sewage treatment facilities, water supply systems, the road network and similar infrastructure facilities. It also includes costs on the community, such as the need for recreation space in housing development or public transport interchange facilities in employment development. Development will not be permitted if it means these thresholds are exceeded unless improvements are programmed by service providers, including those funded through routine developer levies or it is possible to increase capacity at the developer's expense. It is important for service providers to use the Local Development Framework formulation stage to set priorities for their investment strategies. Increased capacity may be accommodated within existing thresholds, through demand management measures, promoting good practice and improved efficiency. Where unacceptable environmental, social or economic costs arise, including deterioration in the service standards, thresholds should not be crossed. New development may be used to break critical infrastructure thresholds in order to encourage new investment to the benefit of existing development and communities. Many service providers will have specific requirements that will need to be satisfied. These requirements may be set out in more detail in Local Development Frameworks, Planning Policy Statements, Planning Policy Guidance Notes and relevant legislation.

12) Minimising levels of light pollution and noise: In considering development proposals it is important that levels of light pollution are kept to the lowest level practicable, taking account of safety considerations. This will aid the sustainable use of energy. In order to ensure a reasonable quality of environment for users and neighbouring uses, noise levels should be minimised and consideration given to restricting operations where levels would be unreasonable at certain times of the day.

2.8 In applying these principles some flexibility will be required. It is not intended that application of the policy should require householder developments and other developments of a similar scale to carry out an examination of alternative sites or alternative schemes. Generally design aspects will weigh more heavily than locational issues when considering proposed extensions of existing buildings for their current use. However, an alternative location may be a preferable solution to a need for more space than the extension of an unsuitably located building. The need to conserve the heritage of some buildings will also have a greater influence on design than for instance the use of recycled materials or energy conservation. For some types of development, including mineral extraction and renewable energy, the search sequence described in criterion 1 will not be appropriate. **Policy ST3.**

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6. avoid the loss of or damage to, and wherever possible, enhance important or distinctive conservation features including landscapes, buildings, archaeological sites, historic parks and gardens and visually important public and private open spaces,
7. ensure high standards of design including siting, scale, use of materials and landscaping which respect and, where possible, enhance the distinctive character of townscape and landscape,
8. promote a safe and secure environment that designs out crime and makes proper provision for people with restricted mobility and people with special needs,
9. promote energy and water efficient design and the use of recycled materials and renewable energy technology,
10. avoid reductions in air quality and the quality and quantity of groundwater and surface waters,
11. ensure development makes efficient use of, and is within, infrastructure, community and service constraints, or that these can be satisfactorily overcome through planned improvements or at the developers expense without an adverse effect on the environment,
12. minimise levels of light pollution and noise.

Policy ST4: Major development proposals

Major development will only be permitted where:

1. the total benefit clearly outweighs the total detrimental effects,
2. the proposal complies with national standards and best practice for environment, safety and security, and where appropriate is independently reviewed; and
3. alternative locations and methods giving rise to less harm have been fully considered and rejected.
4. In addition, in the case of the Lake District National Park and AONBs:
 - a. there are no alternative sites available outside the designated areas,
 - b. the need for the development cannot be met in any other way,
 - c. the development has a proven case in the public interest,
 - d. the development is designed and carried out to cause least practicable harm, and
 - e. the development has no overall adverse impacts on the local economy.

(Continued on the next page)

Major development

- 2.9 From time to time, major development projects of regional or national significance with potentially environmentally damaging effects are proposed. Major development proposals include developments such as prisons, pipelines, oil or gas terminals, energy supply schemes (conventional, nuclear, or large scale renewable - on or off shore), water supply schemes, major mineral workings or proposals for major new waste disposal or management facilities (including those for nuclear waste). Upgrades to the electricity distribution network required as a result of development will be dealt with as major development.
- 2.10 Not all major developments will require planning permission. In some cases it is central government that has the responsibility for determining whether a development should go ahead and in other instances separate licensing or regulatory bodies may decide. In both these situations a decision will involve consultation with Local Planning Authorities.
- 2.11 To help Local Planning Authorities determine planning applications or their response to consultations on major development there is a need to test the benefits of the proposal against the extent of harm. The Government's longstanding objective has been that major development should not take place in the National Parks save in exceptional circumstances. Such circumstances include the 'Silkin Test' principles – that the development is absolutely necessary and in the national interest, and that there is no practical alternative. Areas of Outstanding Natural Beauty (AONBs) have the same level of landscape protection. However, wherever the proposal takes place, it will be necessary to take a wide and considered approach to weighing the benefits and detriments of any proposal. Given their scale or nature, major developments will be subject to a mandatory or agreed Environmental (or Sustainability) Assessment. Local Planning Authorities may, in addition, require an independent review of the proposal to assess local implications and ensure best practice.
- 2.12 Where the national need is seen to be overriding it is necessary to ensure that general harm and adverse local impact (short and long term) is ameliorated. For instance major developments related to the nuclear industry could impact on the special quality of Cumbria, both directly and in terms of public perception. In these cases there would be a clear requirement to ensure full consultation. The developer should also be required to meet any local community needs, reasonably related to the proposed development, where this would help mitigate any adverse effects.

2.13 The potential for nuclear related major developments affecting Sellafield, Drigg or other locations in Cumbria is dependent on developing national policy. This includes energy strategy work by the Cabinet Office, the (ongoing) DEFRA Consultation process on 'Managing Radioactive Waste Safely', and the proposal to reshape the approach to 'Managing the Nuclear Legacy'. The Energy Act 2004 facilitated the setting up of the Nuclear Decommissioning Authority (NDA) with principal functions to operate, decommission and clean-up designated nuclear sites. The NDA is expected to significantly accelerate the pace of decommissioning. The Regional (Economic) Strategy³ and Policy EQ7 of the Regional Spatial Strategy refer to the role of the nuclear industry in Cumbria. A range of situations may give rise to the need for new major development. Additional plant at Sellafield to facilitate management of the local or national nuclear legacy is possible in the medium term. New nuclear power stations (to replace plant such as Calder Hall, meet national energy requirements, ensure diversity of supply, and reduce dependence on fossil fuels) could be proposed. Proposals to develop further Low Level Waste (LLW) management capacity at the Drigg Site, and construct additional LLW, Intermediate and High Level Waste management capacity at Sellafield are thus unlikely to be submitted during the plan period, based on NDA's strategy, which will reflect updated government radioactive waste management policy, expected in 2006. **Policy ST4.**

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Permission will be granted only on condition that:

- I. all possible measures are taken to minimise the adverse effects of development and associated infrastructure,
- and where appropriate,
- II. provision is made to meet local community needs,
 - III. acceptable measures are secured for decommissioning and site restoration, and
 - IV. arrangements are made for suitable local community involvement during the development, decommissioning and restoration.

For the purposes of this policy 'major development' is defined as development that has significant environmental effects and is more than local in character.

Promoting a Sustainable Spatial Strategy

2.14 To promote a sustainable pattern of development, the Structure Plan provides a suite of policies that seek to:

- secure an appropriate balance of development between urban and rural communities (Policies ST5, ST6 and ST7), and
- ensure the emphasis and priority of new development supports the differing environmental conditions and economic and social needs of communities in different parts of the county (Policies ST8 to ST12).

The issues and priorities for development to be addressed in particular areas of the county are set out in the sub area policies ST8-ST12 and are reflected in other policies throughout the Plan. This includes the requirement for new employment and housing land to be made available. They also take forward the overall approach set out in the Regional Spatial Strategy.

2.15 Policy SD3 of the Regional Spatial Strategy identifies Carlisle and Barrow-in-Furness as key towns and cities of regional importance where development should be concentrated.

It also identifies a need for modest development and redevelopment to enable the physical enhancement, regeneration and gradual restructuring of the towns in West Cumbria and Furness including Dalton in Furness, Ulverston, Maryport, Workington, and Whitehaven. Elsewhere it requires most development needs to be met within towns identified by either Structure Plans or Local Development Frameworks as key service centres. Paragraph 3.20 requires housing provision to meet local needs and for economic development of Carlisle, Barrow-in-Furness and towns in West Cumbria not to be constrained below the level of demand, where it can be accommodated within environmental limits.

Key service centres outside the Lake District National Park

2.16 Key service centres⁴ have been identified in Policy ST5 for the area outside the National Park based on the criteria below. These towns are where the focus of new development in the county will take place. Towns were chosen as key service centres where they have the potential for new development and to support and build on the existing level of service provision and provide good public transport links to outlying settlements. As a minimum such towns should have a primary school, secondary school, library, doctors surgery and a town centre function providing at least a post office and 2000 sq m of retail (Use Class A1)⁵ floorspace. Whilst selection was based on service availability it was considered each town also had to have a population of over 1500 residents. This ensured local support for the services and provided an appropriate cut off level within Cumbria. Other towns and villages, where appropriate, will be defined as local service centres through Policy ST7.

Policy ST5: New development and key service centres outside the Lake District National Park

New development will be focused on the key service centres as set out below:

	Development emphasis	Major development of regional towns and cities	Sustained development of large towns	Moderate development appropriate to scale of town
City of Carlisle	Fostering regional role see Policy ST8	Carlisle		
North Cumbria	Sustaining rural services see Policy ST9			Brampton Longtown Wigton
Furness and West Cumbria	Securing regeneration see Policy ST10	Barrow-in-Furness	Maryport Ulverston Whitehaven Workington	Aspatria Cleator Moor Cockermouth Dalton-In-Furness Egremont Silloth Millom
South and East Cumbria	Meeting local needs see Policy ST11		Kendal Penrith	Alston Appleby Grange over Sands Kirkby Lonsdale Kirkby Stephen Milnthorpe

The scale of development should be appropriate to the size and role of each key service centre and reflect the development emphasis of Policies ST8–ST11, but as a minimum requirement provision should be made in each key service centre for:

1. a supply of new housing over the whole plan period,
2. an appropriate supply of readily available land in the Local Employment Site market sector,
3. a high level of transport accessibility, and
4. the ability to connect to high speed communications technology.

To ensure consistency with policies EM13 and H17 it will be the role of Local Planning Authorities to manage the above supply of land, particularly in areas of high demand to avoid over provision of development.

- 2.17 The size and role of key service centres varies considerably across the county. Local Development Frameworks will need to identify the range and scale of development required to support the role of key service centres and ensure that land is brought forward accordingly. In deciding the scale of development required, regard should be had to the capacity of existing services to accommodate development, critical thresholds for new service investment, the size, character and environmental capacity of the existing town and the need to secure regeneration or investor confidence.
- 2.18 To encourage people to live within key service centres, it will be necessary to ensure a choice of housing is available. Local Development Frameworks will need to make sure that the housing requirement outlined in Policy H17 is managed to sustain the long term needs of key service centres. In areas of high demand, or in key service centres where the scale of development is likely to be limited, this means careful phasing to avoid over provision of development. At the same time it will be important that residents, where possible, have opportunities for employment locally. A supply of land for business development should be available in each key service centre with as a minimum there being land for the Local Employment Site Market Sector as defined in Policy EM13.



Workington Town Centre - Photo by Cumbria County Council

2.19 It will also be important that the requirement many employers now have for new technology can be met. High speed connections such as broadband technology are particularly important. Since the majority of employment opportunities are concentrated within key service centres there will be a particular emphasis on ensuring their needs can be secured.

2.20 Concentrating housing and employment development in key service centres will help to minimise journey lengths and provide increased opportunities to improve the overall level and quality of alternative modes of transport to the car. Key service centres will, however, need to remain accessible to their rural hinterlands. In this respect, the scattered nature of settlements in rural areas means use of the private car is likely to continue to be important and will have to be addressed. **Policy ST5.**

Policy ST6: Development within key service centres in the Lake District National Park

Keswick, Ambleside and Windermere/Bowness are key service centres for the Lake District National Park. Development in these centres will be permitted where it:

- Provides a service for the local community; or
- Helps sustain a range of services in the key service centre or supports local businesses; or
- Meets other identifiable needs of the locality.

Development should be of an appropriate scale for what is needed. It must also accord with the requirements of Policy ST12 and be compatible with existing settlement character.

Key service centres within the Lake District National Park

2.21 The three largest settlements within the Lake District National Park have been identified as key service centres. These settlements provide a range of services for both local communities and visitors. Although these settlements are key with regard to the provision of a range of services they do not have the capacity or the requirement for the level of development expected in settlements identified as key service centres outside the National Park.

2.22 The Lake District National Park Local Development Documents will identify settlements, where appropriate, as key and local service centres. Both key and local service centres will accommodate development.



Market at Keswick - Photo by Michael Turner

2.23 The Lake District National Park Local Development Documents will assess the roles and functions of settlements and identify the range and scale of development appropriate to each service centre, having regard to the needs of the locality, the capacity of existing services to accommodate development, and the size, character and environmental capacity of the settlement to accommodate further development. Developers, investors and service providers will need to have regard to these other settlements within the National Park in addition to those defined as key service centres in making investment decisions. **Policy ST6.**

Development in rural areas

- 2.24 A significant number of people live and work outside the key service centres. Their needs must be addressed. Sustaining and revitalising rural areas is necessary, and development should be located where it benefits the wider rural economy and communities. Outside the key service centres new development will be concentrated in rural towns and villages identified in Local Development Frameworks. In identifying these local service centres and the scale of development required regard should be had to the need to support local services and the community's need for further development including rural regeneration and diversification and access to communications technology.
- 2.25 Outside local service centres, land will be considered as open countryside although this may contain isolated buildings, farmsteads, hamlets and villages. Exceptionally new development will be permitted in the open countryside where it: has an essential requirement for a rural location, which can not be accommodated elsewhere (such as mineral extraction); is needed to sustain existing businesses; provides for exceptional needs for affordable housing; is an extension of an existing building; or involves the appropriate change of use of an existing building to business/employment use. **Policy ST7.**

Policy ST7: Development to sustain rural communities

Small scale development to help sustain local services, meet local needs or support rural businesses will be permitted in towns and villages defined as local service centres in Local Development Frameworks. It will be the exception for new development to be located in the open countryside.



Hayton Stores - Photo by Cumbria County Council

Policy ST8: The City of Carlisle

The City of Carlisle’s importance will be fostered by the new development that builds on its role as a regional centre for business, commerce, shopping, leisure and tourism. A range of employment opportunities including a Regional Investment Site at Kingmoor will be provided. Opportunities will be taken to strengthen links to employment uses at Kingmoor by all forms of transport. The role of Carlisle airport and its potential for contributing to economic activity within the city will be supported. New housing will be needed to sustain the city’s economic potential. The release of land will be phased to minimise vacancies and ensure the refurbishment and redevelopment of the existing housing stock and to give priority to the use of previously developed land. In accommodating new development regard should be had to the city’s historic character.

Policy ST9: North Cumbria

The need to sustain services and facilities for rural communities in North Cumbria will be addressed by promoting the role of key service centres and other towns and villages defined in Local Development Frameworks as a focus for new development of an appropriate scale particularly housing, local employment, retailing and community facilities.

The City of Carlisle

2.26 The regional role identified for Carlisle will influence the way this city will develop. This will include a need to address its close functional relationship with Scotland and the North East of England. It will be the location for a significant scale of development that should support and enhance this role and increase the overall attractiveness for private investment. It will be important to ensure that growth is coordinated and satisfies needs, whilst not adversely affecting the area’s cultural heritage and environmental quality. Policy SD3 of the Regional Spatial Strategy stresses the need for continual conservation of the city, sensitive integration of new development, and a regard for maintaining and enhancing its setting. Whilst priority will be given to the redevelopment of previously used land, where this is not available or would lead to loss of the city’s character, development should take the form of a planned urban expansion consistent with criteria 1 of Policy ST3. **Policy ST8.**



The Courts, Carlisle - Photo by Cumbria County Council

North Cumbria

2.27 Whilst development opportunities in North Cumbria will be focused on Carlisle it is important that the surrounding rural area is sustained through measures that support and diversify the rural economy. This area consists of the rest of Carlisle district along with the adjoining Solway coastal plains. It includes the key service centres of Brampton, Longtown and Wigton, which have important roles in their own right serving the wider rural community. The Hadrian's Wall World Heritage Site forms an important and locally distinctive asset to drive regeneration. **Policy ST9.**

Furness and West Cumbria

2.28 Furness and West Cumbria has faced long term economic difficulties brought about by the decline in its traditional manufacturing base and its relative remoteness from regional and national markets. The emphasis of new development will be on regenerating and diversifying the economic base, building on existing economic successes, promoting social inclusion and strengthening transport and communication links. Public and private investment will be required to bring this about. It is important that initiatives are coordinated and underpin wider economic strategies that seek to redress the economic imbalance and sustain and promote employment generation. The area covered is from Silloth down the coast to Ulverston and Barrow-in-Furness. It contains a number of key service centres including Barrow-in-Furness, identified as being of regional significance. These key service centres are closely related socially, economically and physically and together they form one of the county's most important urban areas. They also retain a strong association with the areas coastal heritage. **Policy ST10.**

Policy ST10: Furness and West Cumbria

Within Furness and West Cumbria the highest priority will be given to measures that secure regeneration. Opportunities will be promoted to sustain and enhance employment, secure investment, develop social and community facilities, support the role of town centres and enable refurbishment and environmental improvements.

Development will be concentrated in the regional town of Barrow-in-Furness. In other towns, particularly Maryport, Ulverston, Whitehaven and Workington, there will be a need for further development and re-development to diversify the economic base and improve the quality of life.

Large scale redevelopment will be considered, where necessary, where this secures an improved environment and an appropriate mix of uses. New housing should complement measures to refurbish the existing stock and offer quality and choice in the housing market. Opportunities that build on the areas maritime and naval heritage and secure a coastal renaissance will be encouraged. The distinctive role and opportunities offered by ports and harbours will be fostered. Sea links for passenger and freight services will be promoted.

The provision of new tourism attractions will be encouraged especially where this builds on the heritage of coastal towns. New visitor accommodation will be promoted. Measures will also be taken to secure improved east-west transport communications between Barrow-in-Furness and West Cumbria and the rest of the region and facilitate improvements in ICT.



The Dock Museum - Photo by Cumbria County Council

Policy ST11: South and East Cumbria

The priority for new development in South and East Cumbria will be to ensure that the needs of local people and communities are met. To enable this, the occupancy of new housing required by Policy H17 will be restricted to people with a local connection to the area with at least 50% serving evidenced need for affordable housing. Local Development Frameworks will be expected to set out the circumstances in which flexibility may be necessary to ensure the viability of developing particular sites for housing. The economic and service needs of rural areas will be addressed with rural businesses including tourism supported. The role of key service centres as the focus of retail, leisure and employment opportunities will be promoted.

South and East Cumbria

- 2.29 The priority for the largely rural area of South Lakeland (outside the Furness peninsula) and Eden will be to ensure that the needs of local people are met, consistent with the strategy set out in Policy SD3 of the Regional Spatial Strategy. At the same time it will be important to ensure that development sustains existing facilities and supports rural diversification.
- 2.30 This will mean supporting and developing existing employment sites, opportunities and the local economy, safeguarding existing employment sites and focusing new employment land on indigenous growth.
- 2.31 For new housing it will mean making sure that the current housing allocation is used to full effect by ensuring the needs of local people are given priority. Local Development Frameworks will need to define who is classed as 'local'; this normally includes people with close family associations with the area, people who are employed or about to be employed in the area or who live in the locality. Locality will also need to be defined in a manner that will not prevent beneficial development. For affordable housing this usually begins by reference to people in the immediate village/town or parish and then tiers progressively outwards. For housing to meet general market needs it is more appropriate that such a cascade begins with a wider definition such as the needs within the sub area. Evidence from existing district council surveys⁶ show that overall at least 50% of the new housing requirement would be needed to help meet current affordable needs. Local Development Frameworks will need to assess the level of need on a local basis and how this should be met consistent with the range of options outlined in Policy H19. This will enable flexibility on a site by site basis. Where more up to date local surveys can justify it Local Development Frameworks may require more than 50% of the housing requirement to be for affordable needs.
- 2.32 In the longer term, should a future review of the housing requirement prove more generous, greater flexibility in the operation of the housing market could be sustained. Although the proportion of housing reserved for affordable or 'local need' provision might fall, the numbers provided should continue to meet the level of identified need.

Policy ST11.

Lake District National Park

2.33 The Lake District's landscape, wildlife and cultural heritage are of international significance, recognised by its designation as a National Park and by its inclusion in 1999 on the Government's tentative list of World Heritage Sites. The priority for the National Park will continue to be to ensure that this heritage is conserved, whilst at the same time fostering the economic and social well-being of its local communities. In order to ensure that development in the National Park is compatible with National Park purposes (see para 1.5), the Structure Plan must protect the area from harmful development and recognise the vulnerability of designated sites and features, areas of undeveloped countryside and coast, and particularly sensitive areas such as lake shores and the fells. It will also help provide for public enjoyment of the National Park's special qualities in ways that do not conflict with conservation objectives and the needs of local communities.

2.34 The qualities of, and opportunities within, the National Park bring a continuous demand for development, particularly for housing and tourism. The National Park attracts a large number of visitors, generating considerable recreational traffic. These pressures and demands must be addressed to strike the right balance between the protection of the Park's intrinsic qualities, the needs of local communities, and the desire to provide for visitors' enjoyment of the Park. Where there are irreconcilable conflicts between these different needs, the protection of the Park's natural environment will be paramount. **Policy ST12.**

Policy ST12: Lake District National Park

The highest level of protection will be given to the landscape, wildlife and cultural heritage of the Lake District National Park. Development in the National Park must not conflict with national park purposes and should where appropriate foster the economic and social well-being of local communities within the National Park. The character of land identified on the Section 3 Conservation Map, lakes and shores, quieter areas, and other sensitive areas will be protected and enhanced. Development which would cause demonstrable harm to the environment, setting or special qualities of the National Park will not be permitted.

Particular priority will be given to development which:

1. secures housing to meet the identified needs of the locality, or
2. widens the economic base, or
3. helps maintain the viability of farming businesses, or
4. reduces the adverse impacts of car use and improves transport choice.



Grasmere - Photo by Charlie Hedley

3 Supporting the economy

- 3.1 Economic growth has a direct impact on the quality of life; it can increase employment opportunities and income, help regenerate deprived communities and create the investment confidence needed to encourage private sector involvement in improving the environment.
- 3.2 Cumbria's economy has been characterised by a high dependence on manufacturing, agriculture, food processing, tourism, mining and quarrying. There are, however, changes taking place to the economic structure. Employment in both manufacturing and agriculture is experiencing a long term decline, but both still make a significant contribution. The service industries of banking, finance, insurance, retailing, hotels, catering, health and social work are now the fastest growing areas of employment. Tourism is now estimated to support 18% of total employment in the county either directly or indirectly⁷.
- 3.3 Measures⁸ indicate that Cumbria's economic performance is currently worse than almost any other part of the UK and only marginally ahead of Merseyside in the North West. Economic performance could deteriorate further with changes impacting on two of the county's most important high value sectors of nuclear reprocessing and shipbuilding. The area's continued dependence on manufacturing leaves it vulnerable to new business trends, particularly manufactured goods being transferred to countries with low labour costs. Changes to Common Agricultural Policy (CAP) and the impact of foot and mouth disease have led to serious difficulties for the agricultural industry. The growth of telecom based businesses in financial services and customer care are themselves vulnerable as emerging economies enter more sophisticated markets in the service sector. Problems are magnified by Cumbria's remoteness from major markets.
- 3.4 The Structure Plan has a vital role in enabling the economic fortunes of Cumbria to be improved through giving support to initiatives that increase investment, attract high technology businesses, increase skills and training, and provide good standards of infrastructure for transport, services and employment activities where they are needed to achieve a strong and diverse economy. The future emphasis will be placed on developing high value added business activities, sustaining the county's traditional economic activities and promoting opportunities for diversifying the economy in rural areas. The Structure Plan seeks to complement the Regional (Economic) Strategy (RES) and will guide the implementation of local regeneration initiatives, partnerships and programmes.

- 3.5 The following policies seek to encourage economic initiatives to improve Cumbria's economic performance. Initiatives within the creative industries, outdoor industries and the food and drink sector have potential to improve Cumbria's relative economic performance. The development of the nuclear decommissioning agency and related activities can help to address future concerns in West Cumbria. Tourism initiatives will also have an important role to play in sustaining the Cumbrian economy associated with the need to improve the quality of the public realm.

Employment Land

- 3.6 A key function of the Structure Plan is to make sure that there is an adequate supply of land for a variety of business uses, in the most appropriate locations.
- 3.7 Five Employment Land Market Sectors have been identified and Figure 3 states the key characteristics of each. These cater for the economic sectors identified in the Regional (Economic) Strategy and Policies EC1, EC2, EC3, EC4, EC5 and EC7 of the Regional Spatial Strategy (RSS). It is not appropriate to specify economic sectors for each type of employment land in light of the dispersed nature of sites, the relative isolation of local economies and the need to be responsive to future economic demands. The economic sectors identified in the RES that could have potential across the range of sites are shown in Figure 3.
- 3.8 The current take up and availability of employment land is shown in Figure 4. The Employment Land Market Sectors correspond with those identified in Policy EM13, with the addition of land recorded as 'Own Use'. This land is reserved for expansion by an existing business and is therefore not truly "available" to the open market. Overall it is recognised that there is a surplus of employment land in the county, although it varies by Sub County Area and Employment Land Market Sector. A detailed assessment of available sites⁹ indicates that to maintain a choice of land in each Sub County Area there will be a need to find some new sites. Conversely, where there is an excess supply of employment sites, Local Planning Authorities will need to review the sites which are currently allocated in Local Development Frameworks and remove any which are not needed. Some of these sites may be suitable for alternative uses (see Policy EM14).

Figure 3 Employment Land Market Sector definitions

Regional Investment Site	Characteristics in accordance with Policy EC5 of the Regional Spatial Strategy	Regional Economic Sectors:
Strategic Employment Site	<ul style="list-style-type: none"> • Over 5 Ha developed in large plots • Classes B1 (b&c), B2 & B8 of the Use Classes Order • Ancillary B1(a) of the Use Classes Order • Access to the Primary Route network • Potential to be served by public transport. • Good links/proximity to key service centres • Masterplan incorporating landscaping 	<ul style="list-style-type: none"> • Aerospace • Automotive • Aviation • Chemicals • Construction • Creative industries • Digital industries • Energy • Environmental technology
Business / Science Park	<ul style="list-style-type: none"> • Class B1 of the Use Classes Order • Over 1 Ha • Access to Primary Route Network • Served by public transport, cycle and pedestrian network • Good links/proximity to key service centres • Masterplan and very high standard of design & landscaping • Potential for links to higher education institutions and knowledge based industry 	<ul style="list-style-type: none"> • Financial and professional • Food and drink • Healthcare (Biotechnology) • Maritime • Sport • Textiles • Tourism
Local Employment Site	<ul style="list-style-type: none"> • Under 5 Ha • Classes B1, B2 & B8 of the Use Classes Order • Good links/proximity to service centres. • Adequate transport access 	
Port Related Site	<ul style="list-style-type: none"> • Port side access • Over 5 Ha developed in large plots • Classes B1 (b&c), B2 & B8 of the Use Classes Order • Ancillary B1(a) of the Use Classes Order • Served by public transport and rail freight • Access to the Primary Route Network 	

3.9 Local Development Frameworks are required to bring forward sites to meet the requirements of Policy EM13. Land needs to be made available over the whole of the Structure Plan period to satisfy economic demands. The amount of land required by Policy EM13 to be available takes account of the previous take up of employment land within each of the Sub County Areas and Employment Land Market Sector definitions, see Figure 3. It encourages economic growth in areas of need and regeneration; recognises the sub regional role of Carlisle, through the Regional Investment Site at Kingmoor and the requirement to meet local employment needs and sustain the rural economy in North and South and East Cumbria. The provision made for employment land in Furness and

West Cumbria reflects the emphasis on regeneration. Westlakes Science and Technology Park, Whitehaven, is included in the land portfolio due to its strategic importance in the county as a centre for knowledge based enterprise. Policy EM13 also takes into account the land currently available (Figure 4) and the need to maintain existing employment sites that provide an important economic role.

Figure 4 Employment land take up and availability in the county (1 April 1999 to 31 March 2004)

Employment Land Market Sector	Development Completed 1999-2004 (ha)	Development under construction (ha)	Land with Planning Permission (ha)	Land allocated in Local Plans (ha)	Total land available for development (ha)
Regional Investment Site	16.57	1.73	46.62	0	46.62
Strategic Employment Site	3.67	0.71	30.01	150.22	180.23
Business/ Science Park	9.76	18.04	23.92	50.77	74.69
Local Employment Site	30.28	13.28	47.18	161.93	209.11
Port Related	0	0	0	78.12	78.12
Own Use	26.66	0	3.09	11.25	14.34
TOTAL	86.94	33.76	150.82	452.29	603.11

Source: CCC Employment Land Availability, March 2004

3.10 It is important that land is brought forward in a planned way, and that opportunities for employment relate to the requirement for new housing contained in Policy H17. To ensure this, outside the Lake District National Park, a minimum supply of land to meet defined employment land market sectors and anticipated demands is to be made available at five year intervals. These intervals will allow time for existing land to be made 'readily available' for development. They will enable Local Development Frameworks to phase the release of land to meet the investment and regeneration emphasis of the Structure Plan. The supply of land indicated in Policy EM13 should be readily available and not constrained by inadequate service infrastructure, ownership and significant remediation costs. Local Authorities should work in partnership with developers and regeneration agencies such as North West Development Agency and Westlakes Renaissance to ensure the availability of quality sites. There will be a need for additional sites to be brought forward in the Local Development Documents for South Lakeland and Eden districts to deal with the deficiencies in the Business/Science Park category of employment land provision.

- 3.11 Land remaining available at the end of a five year period will count towards the following period. This is particularly important in the case of available Port Related Land in Allerdale and Barrow-in-Furness where no other opportunities exist to bring forward alternative sites. Land will also be safeguarded to ensure the future role of existing ports such as Barrow, Whitehaven, Workington and Silloth (see Policy T26). The supply of sites must also satisfy the requirement of Policy ST5 for an appropriate supply of readily available land in the Local Employment Site Market Sector in each key service centre.
- 3.12 The provision of land in excess of that indicated in Policy EM13 will be justified if it is demonstrated that the existing supply of land does not accommodate user requirements or is needed to satisfy take up rates. In identifying new employment sites Local Development Frameworks will need to take account of the strategy outlined in Policies ST5-12 and provide opportunities for the economic sectors identified in the Regional Economic Strategy and Regional Spatial Strategy. Local Development Frameworks will also ensure the scale of employment land proposed is appropriate to the size and character of key service centres and towns and villages defined in Local Development Frameworks.
- 3.13 Within the National Park there is a need to widen the economic base and encourage a range of local employment opportunities. As it is particularly difficult to identify suitable new land for business uses it is important that sites which are suitable and available are reserved for business uses (Classes B1 and B2 of the Use Classes Order) and protected from competition from other forms of development with higher land values, such as tourism and housing.
- 3.14 Due to the scattered nature and small scale of suitable employment sites within the National Park, it is not appropriate to introduce phasing for site development. Many opportunities for employment uses will arise from the conversion of existing buildings and the main need is to ensure that sites already identified for employment uses are retained. **Policy EM13.**

Policy EM13: Employment land provision

Local Development Frameworks will ensure that there is the following supply of readily available land for employment purposes in the following Sub County Areas, Employment Land Market Sectors and, outside the National Park, at the start of each period indicated:

Sub County Area	Employment Land Market Sectors	Period		
		2001-2006 (Ha)	2006-2011 (Ha)	2011-2016 (Ha)
City of Carlisle	Regional Investment Site▼	15	20	15
	Strategic Employment Site	10	10	10
	Local Employment Site	15	15	15
	Business/Science Park	5	10	10
North Cumbria Carlisle Allerdale	Strategic Employment Site◆	6	6	6
		5	5	5
	Local Employment Site	2	2	2
	Local Employment Site			
Furness & West Cumbria Allerdale	Strategic Employment Site	20	20	20
	Local Employment Site	10	10	20
	Business/Science Park	3	5	5
	Port Related	7#	0	0
Copeland	Strategic Employment Site	5	5	5
	Local Employment Site	13	13	13
	Business/Science Park*	10	10	10
Barrow-in-Furness	Strategic Employment Site	5	5	5
	Local Employment Site	7	7	7
	Business/Science Park	5	5	5
	Port Related	0	11#	0
South Lakeland	Strategic Employment Site	0	5#	0
	Local Employment Site	3	3	3
	Business/Science Park	3	3	3
South & East Cumbria Eden	Strategic Employment Site	5	10	10
	Local Employment Site	7	7	7
	Business/Science Park	3	3	3
South Lakeland	Strategic Employment Site	5	5	0
	Local Employment Site	5	5	5
	Business/Science Park	3	3	3
Lake District National Park	Local Employment Site (B1 and B2 uses only)	3		

* Includes Strategic Regional Site identified by the NWDA at Westlakes, Copeland

Carry over provision to the next period if not completed

▼ Kingmoor, Carlisle listed in RSS as a Regional Investment Site

◆ Carlisle Airport

Policy EM14: Development of employment land for other purposes

Outside the Lake District National Park, the development of existing employment sites, premises and land allocations for non-employment or mixed uses will be considered where it can be demonstrated that over the Structure Plan period either:

1. The site or premises is likely to remain unsuitable for employment purposes; or
2. The retention of the site or premises in employment use is not needed to meet the requirements of Policy EM13 including the requirement that each Key Service Centre retains an appropriate supply of land within the Local Employment site Market Sector.

Within the Lake District National Park, permission will not be given for the redevelopment or use for other purposes of land and buildings with an established business use for Class B1, B2 or B8 of the Use Classes Order, or of land identified for employment use in the Local Plan or Local Development Documents, unless it can be demonstrated to be unsuitable for business purposes or, exceptionally, viable alternatives are readily available in the locality.

- 3.15 To meet the requirements of Policy EM13 and prepare the way for the proper application of Policy EM14, Local Planning Authorities will need to review land allocated for employment purposes in existing Local Plans to assess its suitability. Not all land will be appropriate or will continue to be needed. Evidence is that there is an excess in the supply of land in certain Employment Land Market Sectors and Sub County Areas⁹. In such cases Policy UR5 of the Regional Spatial Strategy emphasises the need to evaluate the potential for suitable alternative uses. Within urban areas this could include housing or mixed uses particularly on previously developed land. In certain cases, however, consideration should be given to retaining existing agricultural, open space or recreational uses. In determining the appropriateness of alternative uses account will need to be taken of the Structure Plan strategy Policies ST5-12.
- 3.16 Only employment sites that are considered to be unsuitable over the full Structure Plan period or are in excess of the requirements of Policy EM13 will be appropriate for other uses. In assessing whether a site or premises is “unsuitable” consideration will need to be given to the availability and quality of alternative sites or premises, the condition of the site or premises, service infrastructure capacity, and the views of economic development agencies for the area. Available employment land should not be developed for other uses where this would prevent development of the full land provision made in Policy EM13 over each five year period. In the National Park, because of the limited supply of sites and the difficulties of identifying new sites there is a particular need to protect existing business sites and buildings from being redeveloped for alternative uses.
Policy EM14.

The economy in rural areas

- 3.17 To maintain rural communities and the vitality of rural life, policies to diversify the economy in rural areas are required. There is an urgent need to reshape agricultural businesses and find new sources of income. Agriculture will, however, remain a key aspect of rural life and the rural economy, valued for its role in shaping the landscape and wildlife habitats. Agri-environment support will be an important component of farm diversification schemes as will development to support processing and marketing of local products.
- 3.18 The Structure Plan seeks to enable the development of businesses in rural areas, in accordance with Policy RU2 of the Regional Spatial Strategy. The Plan provides opportunities for diversification that respect local heritage, environmental quality and community needs. Implementation of policy will be facilitated by government agencies and local economic development bodies such as Cumbria Rural Regeneration Company and Cumbria Rural Enterprise Agency, working in partnership with local communities.

- 3.19 Whilst key and local service centres will be the preferred locations for new development, there is a need to strengthen the economy in rural areas and provide diversity in the local economic base. This will include the need to diversify farm businesses and support existing businesses, and may require the conversion and extension of suitable buildings.
- 3.20 Development should not lead to the wide dispersal of activity within the open countryside on a scale that could prejudice the vitality of towns and villages, threaten landscape character and undermine wider sustainable development objectives. Proposed uses will therefore need to be consistent with a rural location and result in no more than a modest increase in traffic. Development should be well related physically to existing buildings and be easily accessible.
- 3.21 In the National Park, the existing dependence on the tourism industry needs to be balanced by encouraging a wider economic base. **Policy EM15.**

Tourism

- 3.22 Tourism makes an important contribution to the county's economy. It generates annually £1 billion, equivalent to 18% of Cumbria's Gross Domestic Product, and supports in total roughly 34,000 jobs directly and a further 8,000 indirectly through the supply chain⁷. Changing trends in tourism, particularly the growth of short stays, has led to the lengthening of the tourist season. This brings year round economic benefits and increased employment opportunities, but may bring problems for some local communities and the environment such as access to housing and adverse transport impacts.
- 3.23 Account has been taken of the Regional (Economic) Strategy which takes a positive view of the future role of tourism as an economic sector for growth. However, it recognises that investment is needed in the environment, and assets such as the Lake District National Park and Heritage Coast should be protected. The Hadrian's Wall World Heritage Site is identified as a major attraction for sustainable tourism. The Strategy stresses that tourism development can aid the regeneration of West Cumbria and Furness and assist rural diversification. Policy ST10 of the Structure Plan supports this approach.

Policy EM15: Employment development in rural areas

Outside key service centres developments which promote business and employment opportunity will be permitted where they are of a scale and type sympathetic to the character of the area within which they are proposed. Developments will be encouraged where they:

1. utilise existing well-suited buildings, especially traditional structures that make a positive contribution to landscape character
2. do not have a significant adverse transport impact.

- 3.24 Tourism should be developed in a sustainable manner, and not prejudice enjoyment and understanding of Cumbria's distinctive environment, culture and history. Cumbria's finest landscapes need protection in accordance with Policy ER2 of the Regional Spatial Strategy and importance should be placed on protecting habitats, species, historic features and environmental assets. The Structure Plan directs new tourism development towards areas where there is need for regeneration and economic diversification in accordance with Policy EC9 of the Regional Spatial Strategy. There is a need for different approaches to tourism in different parts of the county, to take account of the diverse and distinctive local environmental, economic and social conditions.
- 3.25 Outside the Lake District National Park emphasis should be on adding quality to the Cumbria tourism 'offer' and sustaining the attributes of the area. Key service centres provide excellent and accessible locations for new tourism facilities. Tourism development should also help to broaden the role and attractiveness of each centre. In rural areas, tourism uses can assist in the diversification of existing businesses and encourage rural regeneration. They will be supported where their scale can be accommodated without adverse effects on the character and amenity of the local area. Tourism proposals should not contravene the statutory purposes of AONBs (See paragraph 1.6).
- 3.26 The Lake District National Park's special qualities make it the centre-piece of tourist activity, with much to offer all year round. The National Park accounts for over half of the tourism spend and tourism-related jobs in the county, and has the highest concentration of visitors. Tourism development needs to take account of changing leisure trends and visitor expectations, for example in terms of better quality accommodation and facilities, and a more attractive public realm. The Lake District Renaissance project, which aims to revitalise the core Lake District product and raise the quality of the visitor experience shows how, through public and private sector investment, such improvements can be made.
- 3.27 The National Park is a living and working landscape of exceptional beauty, the conservation and enhancement of which is the first purpose of National Park designation. A quality environment will help ensure a thriving tourism industry, and tourism developments should respect the sensitivity of the environment and the communities within the National Park. Landscape character will be safeguarded and, where possible, enhanced. Initiatives such as the Responsible Tourism Scheme, in which businesses are encouraged to assess and manage proactively their environmental performance, and to strengthen community links through local employment and the use of local products and services, can help to further sustainable tourism objectives.

- 3.28 The tourism industry plays a vital role in supporting the second purpose of promoting opportunities for the understanding and enjoyment of the National Park's special qualities. Visitors to the National Park seek out different experiences, the scenery and peaceful surroundings continuing to be amongst the most significant factors affecting people's enjoyment. The character of the quieter areas, and busier central valleys which are particularly vulnerable to the provision of additional attractions and facilities, will be protected to maintain this diversity.
- 3.29 The seasonal changes are part of the Lake District's appeal and there is a wide range of accommodation, open throughout the year, which enables people to take advantage of the rich seasonal diversity. The provision of facilities throughout the year, which means more opportunities for securing quality year-round employment and sustainable local services, can be encouraged subject to appropriate environmental considerations. A minimum closure period for static caravan sites within the Lake District National Park, ensures that landscape and nature conservation interests can be safeguarded, for example where sites are inadequately screened by native trees or located close to winter wildfowl feeding areas.
- 3.30 Planning Policy Guidance Note 21 on tourism advises that most tourist needs for accommodation, shopping and catering can be met outside the National Parks or by provision that already exists within them.
- 3.31 Within the National Park there has been a recent trend to convert serviced accommodation to other uses and to replace touring caravan pitches with static caravans or chalets. In assessing proposals for changes of use, or conversion, of tourist facilities, particular regard needs to be paid to the public amenity and employment consequences of the development proposal. The desirability of maintaining a reasonable balance of different forms of holiday accommodation or tourist facilities within the National Park as a whole also needs to be taken into account. Any change of use, or conversion from one form of holiday accommodation to another, or to a different use altogether, is to be welcomed only if it is of benefit in maintaining the balance of accommodation provided. The loss of a hotel to another use, particularly if it is the main one in the locality, will be resisted. In the case of touring caravans, it is necessary to ensure that sufficient pitches remain available to cope with the short period of intensive demand at the height of the season. **Policy EM16.**

Policy EM16: Tourism

New tourism facilities will be directed to key service centres and to locations that enable the economic and physical regeneration of an area, where they bring benefit to the local community.

Tourism development will be permitted where this does not prejudice Cumbria's distinctive environmental, cultural and historic character and visitors enjoyment and understanding of it. The emphasis should be on sustaining these attributes and adding quality.

Tourism proposals in the Lake District National Park and AONBs will only be permitted where the statutory purposes of the designated areas are not contravened.

In the Lake District National Park changes of use or conversions which result in the loss of important tourism accommodation or public amenities will not be permitted unless they are demonstrated to be unviable.

Tourism development within or affecting the Lake District National Park will only be permitted where:

1. it would not conflict with the special qualities of the National Park or diminish opportunities for quiet enjoyment,
2. it would not introduce inappropriate activities or levels of use, or otherwise be of a nature and scale detrimental to the character and quality of the environment, and
3. it would not result in the loss of serviced accommodation and of touring caravan pitches to other tourist uses.

4 Providing housing

Policy H17: Scale of housing provision

Land will be made available for new housing until 2016 by the granting of planning permission for the following scale of new dwellings (net additions):

Annual Average Dwellings permitted during period of:

	2002 -2006	2006 -2011	2011 -2016
City of Carlisle	250	250	250
North Cumbria			
Allerdale	40	40	40
Carlisle	65	65	65
Furness and West Cumbria			
Allerdale	210	210	210
Barrow	110	110	110
Copeland	190	190	190
South Lakeland	70	70	70
South and East Cumbria			
Eden	170	170	170
South Lakeland	195	195	195

(Continued on the next page)

- 4.1 The development of land and conversion of buildings for housing is an important issue that the Structure Plan has to address. Sufficient housing must be available to meet the needs of Cumbria. It requires building new homes to accommodate an increasing number of households. This is due in part to people living longer, and in smaller households. It is important that new housing is located where it reduces travel and where it can best help sustain existing communities.

Housing Land

- 4.2 Policy UR7 of the Regional Spatial Strategy requires 1170 dwellings a year to be built in Cumbria. This is below the trend of recent years. The Policy reflects the intention of the Regional Spatial Strategy to reduce the amount of people moving into Eden and South Lakeland from outside the area. It also reflects predictions that as the number of single person households stabilises, household growth will be lower in the future.
- 4.3 There is a time lag between Local Planning Authorities granting permission for new housing and house builders completing any houses permitted. A number of factors such as the level of economic activity, interest rates and land prices will influence how quickly sites are developed. As a result the rate at which houses are built is not directly in the control of the Local Planning Authority. However, the rate at which planning permissions are granted is. The latter is the key to implementing policy UR7 of the Regional Spatial Strategy.
- 4.4 In the short term existing planning permissions are likely to generate more than 1170 dwelling a year. However to achieve the Regional Spatial Strategy targets in the future, planning permissions will need to be granted for 1300 additional dwellings a year. This assumes about 10% of new permissions will not be implemented. The take up of planning permissions will require monitoring to ensure that the desired building rate is achieved.
- 4.5 An annual target of planning permissions will be difficult to meet precisely. It can be affected by the scale of development proposals being considered, downturns in the housing market or a particular need to bring forward housing land to match localised labour shortages. The annual requirement will therefore be considered as an average, to be viewed in the context of 4 to 5 year time periods and reviewed annually. Control will be needed to ensure land is available at the end of each period. Applications for very large housing sites may need to be phased and counted towards more than one year supply.

Figure 5 Recent house building activity in Cumbria

	Number of houses built (1996 to 2002)	Houses with planning permission at March 2002
Allerdale	1657	1845
Barrow	674	749
Carlisle	2022	1815
Copeland	1228	952
Eden	1284	1100
South Lakeland	2588	1431
Cumbria	9453	7892

Source: CCC Housing Land Availability 2002

(Continued from previous page)

Completion rates and the take up of planning permissions will be monitored to ensure building rates are sufficiently high to meet the objectives of Policies ST8 to 11 and are broadly compatible with the Regional Spatial Strategy.

The unique characteristics of the Lake District National Park means that housing will only be permitted to meet the needs of the locality, in line with Policy ST12. No specific level of provision is set within the National Park but any permissions that are granted within the Park will not be counted against district council targets.

- 4.6 The proposed scale of new housing in the county¹⁰ reflects the emphasis of Policies ST8-ST12 and is judged to be within the environmental capacity of the area. The focus of housing development will be the key service centres identified in Policy ST5. The allocation for South and East Cumbria is set to meet local needs in accordance with the Regional Spatial Strategy and all housing should be secured by planning condition or obligation for occupation only by people with a local connection to the area consistent with ST11. Local Development Frameworks will need to define 'local' consistent with paragraph 2.31. To protect the National Park from further expansion of open-market housing detrimental to the landscape and to the character of individual settlements, no housing allocation has been made. Within the National Park housing will only be provided to meet need in the locality, including provision by a registered social landlord, and will be regarded as additional to the annual requirement.
- 4.7 Specialised health or educational accommodation will be considered separately, under Policy L56, and will not count towards the annual requirement. Holiday accommodation controlled by planning condition or planning obligation to prevent occupation as a permanent home will also not count towards the requirement. However, any successful application to remove such conditions or variation of the obligation which results in a unit that could be occupied permanently, would count towards the annual requirement for planning permission. **Policy H17.**

Policy H18: Targets for the recycling of land and buildings

During the period 2002 to 2016 at least 50% of housing constructed in Cumbria should use previously developed land and buildings. To achieve this, the following local targets will apply to planning permissions granted in the period 2002 to 2016:

	%
City of Carlisle	65
North Cumbria	
Allerdale	40
Carlisle	40
Furness and West Cumbria	
Allerdale	70
Barrow	85
Copeland	70
South Lakeland	50
South and East Cumbria	
Eden	30
South Lakeland	50

4.8 A priority for the location of new housing is the effective reuse of existing buildings and previously developed land in accordance with the sequential approach outlined in Policy ST3. Targets¹⁰ for the recycling of land and buildings have been set across the county. These take into account the availability of previously used land identified in Urban Potential (Capacity) Studies and the National Land Use Database. The targets apply to planning permissions granted from the 1 April 2002. When set against the contribution arising from sites already with planning permission at 1 April 2002, they are in accord with the target in Policy UR4 of the Regional Spatial Strategy that at least 50% of all new housing in Cumbria should use previously developed land and buildings.

4.9 To meet these targets Local Planning Authorities are required to:

- review existing greenfield allocations to make sure that these are necessary and that suitable previously developed land could not be identified in preference;
- secure policies that manage the release of land and ensure that decisions on planning applications, including the renewal of permission, give preference to existing buildings and the reuse of previously developed land;
- consider whether other measures such as land reclamation and compulsory purchase are necessary to ensure that previously developed land is brought forward and is suitable for development; and
- achieve higher densities than in the past in order to maximise the potential of previously developed land and minimise the take up of greenfield sites.

4.10 Not all existing buildings or previously developed land will be suitable for housing development. Sites inconsistent with Policies ST5, ST6 and ST7 will not be given priority over more sustainably located green field sites. Other factors, such as the site's nature conservation value, will also need to be considered. Where development of green field land is required, Local Authorities may wish to consider whether such sites should be allocated for affordable housing or 'eco' housing to reap the benefit of reduced site development costs.

4.11 Planning Policy Guidance Note 3 'Housing' excludes land and buildings in agricultural use from the definition of previously developed land. In the past the conversion of former agricultural buildings to dwellings has made an important contribution to the housing stock in Cumbria. It has also brought many traditional buildings, which contribute to the distinctive character of the landscape, into beneficial use. Whilst the reuse of appropriate agricultural buildings located within the settlement boundaries of key service centres or towns and villages identified within Local Development Frameworks for housing will be acceptable, consistent with the sequential test outlined in Policy ST3, they will not count towards the targets for previously developed land. **Policy H18.**

Affordable housing

4.12 Research¹¹ on house prices relative to local incomes across the county has shown that in many areas access to affordable housing is increasingly difficult for many local people. A problem is the high cost of housing in areas such as the National Park and South and East Cumbria relative to average incomes. This means that those people who would normally be in a position to purchase a home of their own find they are unable to do so. It also makes it difficult for social housing providers who have to compete with private house builders to acquire available housing sites and properties.

4.13 Where, outside the National Park, local surveys demonstrate a lack of affordable housing, Local Development Frameworks will require developers on sites of more than 0.4 hectares or in developments of 10 or more dwellings, to provide a proportion of dwellings on the site for affordable housing for local people. Where considered necessary to achieve targets set out within the plan, lower thresholds should be incorporated by the Local Planning Authority in the Local Development Framework. This is likely to be required in South and East Cumbria. This proportion can be significant where there is clear and up to date evidence of need. This policy applies to both housing sites allocated in Local Development Frameworks and to windfall housing proposals assessed against normal planning policy. Small sites in rural areas that would not otherwise be considered for housing may be released for affordable housing as an exception to normal planning policies. Such housing will need to be in keeping with its surroundings and development of the site should not harm other interests of acknowledged importance. Housing provided in this way will be expected to meet a demonstrated local need.

4.14 Local Development Frameworks should not prescribe a particular form of tenure for affordable housing but they will need to set out the arrangement for ensuring that any houses provided should remain available to meet affordable and local needs in perpetuity. Local Development Frameworks will need to define how affordability and local needs will be assessed through references to such factors as level of incomes and their relationship to house prices or rents, rather than a particular price or rental level. Locality will also need to be clearly defined in a manner that will not prevent beneficial development. This is normally by reference to a cascading system. For affordable housing this usually begins by reference to people in the immediate village/town or parish and then tiers outwards. See also paragraph 2.31 which addressed local occupancy in South and East Cumbria.

Policy H19.

Policy H19: Affordable housing outside the Lake District National Park

Affordable housing to meet proven local need will be provided through:

1. the provision of an element of affordable housing as part of residential or mixed use development of sites of more than 0.4 hectares or 10 or more dwellings,
or
2. the development of affordable housing in rural sites considered an exception to normal planning policy contained in Local Development Frameworks

Adequate arrangements must be made to ensure that the housing remains available on an affordable basis for local people in perpetuity.

Policy H20: Housing in the Lake District National Park

Within the Lake District National Park housing development will only be permitted where the development is of a scale and type which is designed to contribute to the identified housing needs of the locality and:

1. it is secured by condition, or legal agreement for occupation only by local persons, or
2. it comprises a scheme to provide social housing whereby occupancy is secured, in perpetuity, to local persons in housing need, being a scheme usually promoted by a registered social landlord.

The term 'housing development' includes the provision of dwellings resulting from the conversions of residential and non-residential buildings and new dwellings resulting from sub-division of dwellings.

Policy H21: Allocation of sites within the Lake District National Park for social housing

Within the Lake District National Park sites will be identified for social housing to meet an identified need where:

1. they are appropriate in scale to an established community, and
2. their development respects the landscape setting, character and form of the larger settlements or villages to which they relate.

Permission will be granted for the development of sites identified under this policy only for schemes whereby occupancy is secured, in perpetuity, to local persons in housing need, being schemes usually promoted by a registered social landlord.

Housing in the Lake District National Park to meet local needs

4.15 House prices are determined by a variety of external factors. The problem of affordable housing is acute in the Lake District, where extensive house building would have an unacceptable impact on the landscape. Consequently, a special suite of policies has been designed with the aim of maintaining and strengthening local communities threatened by an acutely distorted local housing market. The first of these policies ensures that all new housing is for occupation by local persons. This includes new dwellings in the open countryside for which there is a proven and essential need (normally for a worker in agriculture) which cannot be met in any other way. 'Local' will be defined in the Local Development Framework and linked to residency or employment in the area. In order to ensure housing is of a scale and type to meet the identified needs of the locality it will be essential that both price and occupancy are controlled. The Lake District National Park Authority is currently preparing a Supplementary Planning Document of Demonstrating Housing Need, which explains the implementation of this policy. **Policy H20.**

4.16 The second of these policies is designed to ensure that an adequate supply of social housing is available to meet identified local needs. To direct developers to suitable sites and to encourage private sector owners to bring them forward, it is proposed that sites exclusively for social housing should be identified in the Local Development Framework. **Policy H21.**

4.17 The above approach should not rule out the development of social housing on other sites if a local need for it has been identified. Social housing is housing of an adequate standard which is provided to rent (or on shared ownership or shared equity basis) at below market cost for households in need by local authorities or registered social landlords. In each case the local need would have to be sufficient to justify any negative impacts of the development. **Policy H22.**

Housing renewal

4.18 The majority of housing needs will be met by the existing housing stock. It is important that it is in a fit condition and meets modern requirements. Compared to much of the region the quality of housing in Cumbria is generally good with below average vacancy levels.

4.19 There are, however, isolated problem areas of housing that are either unfit or in locations where there is no longer a demand. Unless there is a net gain, any housing replaced would not count towards the housing requirement identified in Policy H17, but should be of a design and type to meet current needs and secure regeneration and confidence in the area. In some circumstances the replacement of cleared housing may not be appropriate and in these instances consideration of other alternative uses including amenity space will be necessary. Where clearance or redevelopment results in a net loss of housing, Local Development Frameworks should use the windfall housing gain that so arises to support regeneration activity and to better balance housing markets. Local Development Frameworks may in addition need to manage the housing requirement identified in Policy H17 to encourage renewal.

4.20 Within Furness and West Cumbria and parts of the City of Carlisle there is a significant supply of older terraced housing, but this is increasingly bypassed as purchasers favour new homes. As a consequence some older property is becoming difficult to sell or is becoming disused. In many cases these buildings are a valuable resource. Their contribution to the character and heritage of an area needs to be fully evaluated. Clearance may not be an option and initiatives to bring property back into beneficial use should be encouraged. This could include refurbishment for social housing or promoting alternative business uses compatible with a living environment. It will also be important to manage the release of land for new housing to avoid the market becoming oversupplied. Good housing is particularly important to regeneration in Barrow-in-Furness and West Cumbria. To retain existing residents and attract new people into the area it is necessary to be able to offer them housing choice in both older property and new houses. **Policy H23.**

Policy H22: Exception sites within the Lake District National Park

Within the Lake District National Park permission will be granted for housing development on land which would not otherwise be released for housing only for schemes designed to provide social housing where occupancy is secured, in perpetuity, to local persons in housing need, being schemes usually promoted by a registered social landlord.

Policy H23: Housing renewal

Measures to improve the existing housing stock through housing refurbishment, renewal, and clearance will be supported particularly within the City of Carlisle and Furness and West Cumbria. Clearance will be undertaken where there are problems with housing that is unfit, beyond economic repair, life expired, unsuitable for modern living, in areas of extremely low demand or it is necessary for the better functioning of local housing markets or the overall improvement and regeneration of an area.

Housing scheme in Grasmere
Photo by Lake District National Park Authority



5 Improving transport and communications

- 5.1 The emphasis of national policy is now firmly on reducing the need to travel and providing a choice of transport. It is a key element in securing a sustainable pattern of development. Good communications are vital to the economy of Cumbria. The county is not only distant from the main national and European centres of commerce and industry, but long distances also separate the main centres of economic activity within the county from each other and, in the case of West Cumbria and Furness, from national communication routes.
- 5.2 The diverse nature of the county, however, requires a different transport approach in different areas. Its remoteness and predominantly scattered rural nature requires greater than average car use and makes securing good transport and communications difficult. Some parts of the strategic highway and rail networks are poor and need improvement.
- 5.3 It is important that transport provision is made to support access to services and this is addressed in Chapter 9 with particular regard to town centres (see Policy L53). The role of key service centres in providing services also necessitates adequate transport provision to serve their catchment (Policy ST5).

The Strategic Transport Network

- 5.4 Responsibility for the motorway and trunk roads lies with the Highways Agency and policy on control of development is set out in DTLR Circular 4/2001. All other roads are the responsibility of Cumbria County Council. Traffic continues to grow but few of the strategic routes suffer serious congestion. However there is a need to address problems of traffic growth in some areas and encourage the development of more sustainable forms of transport including walking, cycling, ferries on inland waterways and public transport. Targets have been set for reducing traffic or its rate of growth in Carlisle, Kendal and the Lake District and measures are being introduced to achieve these targets. Partnership approaches are providing sustainable travel opportunities for visitors and these need to be developed further. Targets reflect local circumstances and are illustrated in Figure 6.

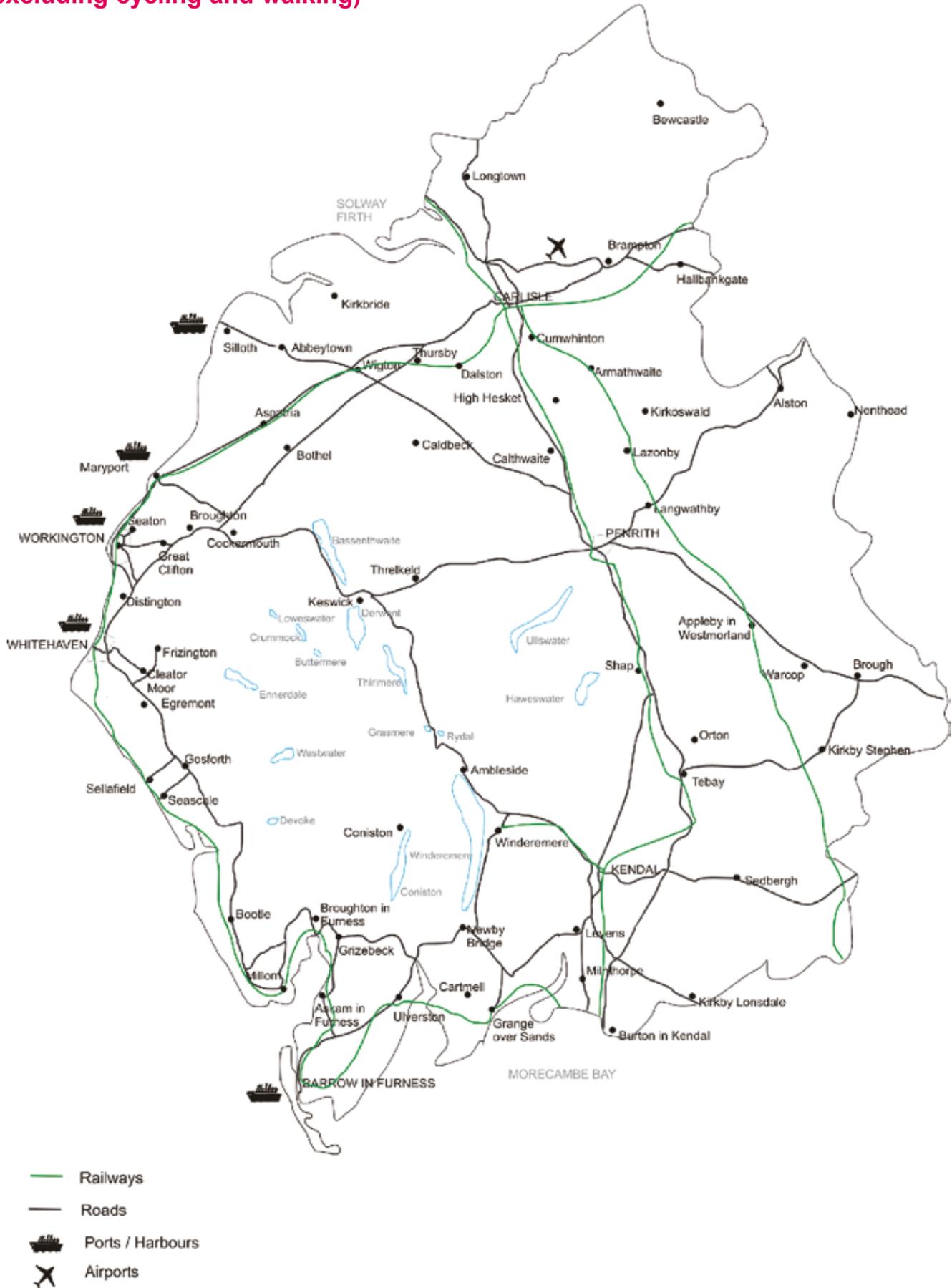
Figure 6
Target annual rate of growth taking account of
planned transport improvement schemes

Area	Likely annual rate of growth without restraint	Target annual rate of growth to 2006
Carlisle	2.2%	0%
Eden	0.5%	0.5%
Furness	1%	1%
Kendal	Kendal 2%	Kendal -4.35%
and District	District 0.5%	District 0%
Lake District	0.75%	0%
West Cumbria	1%	1%

Source: The Road Traffic Reduction Act Report: Cumbria
 (2nd edition. August 2001)

5.5 In rural areas there is a need to improve access to services and facilities and community and demand responsive transport are of particular importance. Services found in the urban areas will need to be accessible from rural areas. Whilst measures to maintain and improve the core public transport network and develop the role of community transport will be a matter for the Local Transport Plan, the Structure Plan will assist by ensuring any new development is located where it helps support the viability of these initiatives, (see Policies ST7 and L53). The provision of local services should also be encouraged in order to help reduce the need to travel especially by car (see Policy L55). It will also be necessary to enable access from the urban areas so that all can enjoy the countryside in a sustainable way.

Figure 7
The Strategic Transport Network
(excluding cycling and walking)



- 5.6 Upgrading the transport system to support jobs and regenerate communities is critical throughout Cumbria and will require major investment in infrastructure. Improving access to employment areas and markets requires upgrading the public transport and highway networks. Key priorities are to improve access to West Cumbria and Furness from the M6, the modernisation of, and access to the West Coast main line, the Furness and Cumbria Coast railway lines, and improvement of the A66 east of Penrith. The development and promotion of the strategic cycling and walking networks are important for both tourism and local use. Any proposed development should not prejudice the safe and efficient operation of the strategic transport network. Where work to the strategic transport networks is necessary as shown for example by a transport assessment this will be required to be implemented at the developers expense. The Strategic network is defined in Figure 7. **Policy T24.**

Transport Infrastructure

- 5.7 Constructing new roads will play a role, although as a last resort when other alternatives have been evaluated and rejected. The A65, A590, A66, A595 and A596 are important routes and further upgrading should be considered. New roads may be necessary to support regeneration. Any proposals to significantly upgrade routes must be subject to a full evaluation of need, consequences and the alternative solutions available. This will include appraisal against the five key transport criteria of accessibility, safety, environment, economy and integration. Improvements will need to be justified within the overall approach to the route (including any route management strategy) its role in the network and its place in the hierarchy. Consideration also needs to be given to consequent impacts elsewhere on the network. As roads can have far reaching visual and environmental impacts there is a need to ensure, through careful design that all possible steps are taken to limit any harm. Appropriate measures for accommodating public transport, cycling and walking will need to be incorporated into the design of new developments at an early stage.
- 5.8 Within the National Park and AONBs the character of many rural roads has remained substantially unaltered for many years and contributes immensely to the area's character. The present unimproved character should be retained subject only to the need to undertake improvements where there are problems of safety. The location and design of any road improvements and traffic management measures will be subject to detailed scrutiny to safeguard the landscape and the character of the built environment. The significant upgrading of existing roads or the building of new roads within the National Park and AONBs, will be treated as major developments under policy ST4, and as a result will only occur in exceptional circumstances. **Policy T25.**

Policy T24: The Strategic Transport Networks

Development should not adversely affect the strategic transport network. Wherever required, development should improve the strategic transport networks including the cycling and walking networks.

Policy T25: New road building and traffic management

New road building or significant upgrading of existing roads will only be permitted where:

1. there is a compelling need to address problems of through traffic or road safety or regeneration, which cannot be met by reasonable alternative means and where all practical measures are taken to mitigate the effects of such works on the environment, or
2. where necessary to serve new development in the immediate locality, and in either case
3. it can be justified within the overall approach to the future network.

In addition in the Lake District National Park and AONBs traffic congestion and other adverse impacts of vehicles will be reduced by appropriate traffic management measures, improvements to public transport, and by ensuring that the design and layout of new development incorporates provision for cyclists and pedestrians. Such measures will need to have regard to the environmental qualities of the area and the needs of local residents and visitors.

Policy T26: Ports and airports facilities

The role of the county's ports and airports in generating economic activity will be sustained through the safeguarding of land required to develop their operational role or related activities, improvements to access and the favourable consideration of proposals which enhance their viability.

Policy T27: Public passenger transport

In order to minimise growth in road traffic, long distance and commuter passenger flows should be handled by rail and road public transport services wherever possible. The transfer of traffic to and between these modes will be encouraged by supporting proposals for improved services, infrastructure and passenger facilities and for suitably located interchange arrangements.

Policy T28: Freight

Large flows of bulk commodities, including waste materials, and all dangerous materials should be transported by rail and water wherever possible in order to reduce the growth in heavy goods haulage by road and to reduce the possibility of serious damage to the environment. Steps to facilitate this should include:

1. the location of new development generating such movements on sites where this traffic can be handled by rail or port related freight services, and
2. the favourable consideration of proposals for interchange facilities between road and rail or ports and for the rail or water freight servicing of existing industry.

5.9 Ports and airports in Cumbria have a significant and potentially greater role to play within the local economy. This can also play a part in supporting sustainable transport. The development of short sea shipping linked to the rail network for freight, the development of ferry links to Ireland and cruise stops, and the permanent establishment of scheduled air services via Carlisle airport is supported. Land will be needed for port and airport related functions. Additional development, which may help ensure their long-term viability, will also be supported. Improved road access on the approaches to the ports of Barrow-in-Furness and Workington, and improved access between Carlisle airport and its market area will be encouraged. **Policy T26.**

5.10 Bus, rail and ferry services make a vital contribution to social and economic life. These forms of transport and their integration will be supported.

5.11 The West Coast Main Railway Line is recognised as being of strategic importance, providing links to England and Scotland. The Cumbrian Coast Line, the Furness Line and the Carlisle to Settle Line also provide important freight and passenger services and scope for increased tourism to assist regeneration. Improvement of the Windermere Branch Line is a major scheme of strategic importance to the National Park.

5.12 The impact of traffic in terms of speed, noise, fumes and hazards to other road users, can be considerable, particularly in the National Park. The development of well located strategic and local interchanges, including park and ride facilities, will assist in reducing traffic impacts by integrating different forms of transport. This will allow ease of transition from one form of transport to another, making journeys by non car modes more attractive. **Policy T27.**



Cumbrian Coastline - Photo by Cumbria County Council

5.13 The use of railways and ports for freight, including minerals and waste can bring substantial benefits to the environment and to traffic conditions on local roads and can reduce the cost of road maintenance. Such schemes will be strongly supported. New industrial development, which generates bulk traffic should be located on sites which can be served by rail. Provision of improved facilities for the transfer of freight between rail and road will also help support rail services and reduce the growth of heavy goods vehicle traffic. **Policy T28.**

5.14 To widen transport choice the Structure Plan will protect routes and land from development where this is required to implement suitable schemes. This will include safeguarding land in Local Development Frameworks for public transport interchanges, the re-opening of rail stations and the reinstatement of disused railway lines and canals or their use for walkers, cyclists and equestrians. The development of rail freight facilities will also be safeguarded in consultation with the Strategic Rail Authority. **Policy T29.**

Integrating New Development

5.15 Transport Assessments are used to ensure due consideration is given to the accessibility of sites proposed for development by all modes of transport. Pending the publication of good practice advice on the content and preparation of Transport Assessments by the Department for Transport and the incorporation of any revision to the Institute of Highways and Transportation guidelines the criteria in the policy should be used. The scope of the Transport Assessment will relate to the scale and implications of the development proposed and the appropriate Highway Authority should be consulted at an early stage. Where a number of applications are being considered at the same time their cumulative impact on the local network could require each application to be accompanied by a Transport Assessment. The Assessment must include consideration of access both to and within the site and measures to improve such access. Where appropriate, the Assessment should include the likely modal split, any mitigation measures and a Travel Plan. Mitigation measures will be funded in full by the developer. **Policy T30.**

Policy T29: Safeguarding future transport schemes

Transport schemes, including lines of routes, set out in Schedule 2 will be safeguarded from development. Disused railway lines and canals should be protected from development where there is potential for future reuse as viable transport routes.

Policy T30: Transport Assessments

Transport assessments will be required for development proposals in accord with national guidance. In the interim proposals which either individually or cumulatively meet the following scale of development will require a transport assessment:

1. residential development in excess of 100 units, or
2. employment uses in excess of 5,000 sqm gross floorspace, or
3. other developments in excess of 1,000 sqm gross floorspace, or
4. hotel developments in excess of 100 bedrooms, or
5. caravan or similar holiday sites in excess of 100 units, or
6. any development that either generates in excess of 100 heavy goods vehicles per day or 100 vehicle movements in any hour, or
7. any development that materially adds to local congestion, or
8. any development that may impact on the trunk road network.

Policy T31: Travel Plans

Travel plans will be required for proposals for:

1. retail and indoor leisure facilities in excess of 1000 sqm gross floorspace,
2. office, employment, education and health services development in excess of 2500 sqm gross floorspace,
3. new and expanded school facilities,
4. development that would otherwise generate local traffic problems as identified through a transport assessment or an evaluation of a proposal.

Policy T32: Car parking standards

The maximum levels of car parking permitted for new development is set out below:

Maximum Parking Standards*	
A1 shops	
Food Retail	1 space per 14m ²
Non-Food Retail	1 space per 20m ²
A2 Financial and professional services	
Financial and professional services	1 space per 30m ²
A3 Food and drink	
Restaurants	1 space per 5m ²
B1 Business	
Stand alone offices	1 space per 30m ²
Business parks	1 space per 35m ²
B2 General industry	
General industry	1 space per 45m ²
B8 Storage and distribution	
Storage and distribution	1 space per 45m ²

(Continued on the next page)

5.16 Travel Plans can increase the use of public transport, walking and cycling and seek to reduce car journeys. They can address issues such as road safety, personal security and mechanisms for more efficient delivery and freight movements. Travel Plans can also help to reduce traffic growth. They will assist in meeting targets for reducing traffic growth, which have been set for Kendal, Carlisle and the Lake District. Developers should hold early discussions with the relevant planning and highway authorities to scope the requirements of a Travel Plan. Producing a Travel Plan will not mean that development that is otherwise unacceptable will be permitted. It is considered that school travel plans are particularly important for pupils, teachers and parents and any new school development will require such a plan to be prepared for the whole school.

Policy T31.

5.17 The availability of parking influences the means of transport and destinations people choose for journeys. Policy T9 of the Regional Spatial Strategy requires local authorities to develop maximum parking standards for destinations in accord with specified ceilings. The guidance states that there should be consistency and coordination of parking standards across neighbouring authorities. This is particularly important in Cumbria where there are competing retail and service centres, which require a common competitive environment. The policy is therefore included to ensure this consistent approach throughout Cumbria. Overall the level of parking for a town centre should reflect the scale of the centre and the nature of its catchment. The maximum levels have been designed to be part of a package to promote sustainable transport choices, maintain the vitality of town centres and reduce land take. Areas where it may be appropriate for less spaces may be defined in Local Development Frameworks subject to there being no adverse impact on road safety and traffic management. The county council publishes more detailed guidance in "Parking Guidelines in Cumbria" including minimum standards for cycling and disabled parking. It also refers to housing in town centres and standards within residential areas. **Policy T32.**



Car sharing in Carlisle - Photo by Cumbria County Council

Telecommunications

5.18 Modern telecommunications are an essential part of everyday life and make a substantial contribution to the economy. New technologies need to be supported wherever possible. In Cumbria, studies¹² suggest that improved access to ICT could significantly improve community services, education and training and opportunities for small businesses. It can also increase the potential for home working and reduce the need to travel. However, some of the infrastructure required to meet an expanding network of communications (eg. telecommunications masts) can have a significant impact on the character and appearance of all landscapes. The need for this type of development will therefore be balanced against safeguarding the environmental interests.

5.19 Telecommunications masts need to be located where they minimise the impact on Cumbria’s landscapes, particularly in designated areas. Telecommunication operators should avoid mast installations within designated areas unless alternative sites cannot be found. Masts and associated new equipment are directed to areas that have the least visual impact. Advances in technology are bringing the opportunity to ‘roam’ between networks, making repetition of masts infrastructure unnecessary. Mast sharing and the sensitive design of equipment will be encouraged.

Policy T33.

Telephone mast near Bassenthwaite Lake -
Photo by Cumbria County Council



(Continued from the previous page)

C1 Hotels and hostels	
Hotels	1 space per bedroom including staff
D1 Non-residential institutions	
Medical or health facilities	1 space per 2 staff + 4 per consulting room
Higher and further education	1 space per 2 staff
D2 Assembly and leisure	
Cinema and conference facilities etc	1 space per 5 seats
Leisure and sport facilities	1 space per 22m ²
Stadia	1 space per 15 seats

* Gross floorspace unless specified

**Policy T33:
Telecommunications**

Proposals for the erection of telecommunication masts and improved telecommunications systems will be permitted only where a proven need for the particular facility demonstrably outweighs its visual or other adverse impacts, including the cumulative impacts of a number of such facilities, and where it is carefully sited and designed so as to reduce such impacts to a minimum.

6 Caring for the environment

Policy E34: Areas and features of national and international conservation importance

Development and other land use changes in areas or features of national or international conservation importance, or within their settings, and that are detrimental to their characteristics will not be permitted. Exceptions will only be made where:

1. there is an over-riding need for development required to meet local infrastructure needs which cannot be located elsewhere and which is sited to minimise environmental impacts and meets high standards of design, and
2. In the case of international areas of nature conservation interest where:
 - i. There is no alternative solution; and
 - ii. There are imperative reasons of overriding public interest, including those of a social or economic nature; and
 - iii. If the site concerned hosts a priority natural habitat type and/or a priority species, where there are imperative reasons of human health or public safety or benefits of primary importance to the environment and
3. In the case of European Protected Species where:
 - i. There is no satisfactory alternative; and
 - ii. There is no detriment to the maintenance of the populations at a favourable conservation status in their natural range; and
 - iii. The proposed development is in the interests of public health or public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance to the environment.

(Continued on the next page)

- 6.1 Cumbria is richly endowed with fine landscapes, wildlife, buildings and features of archaeological and historic importance. These resources are valuable assets that underpin the tourism industry, attract business and investment into the area, and contribute to the quality of life of local communities. Environmental conservation can also generate significant economic activity. The Structure Plan protects and, where appropriate, conserves and enhances the environment and cultural heritage.
- 6.2 Conservation and enhancement of the county's environmental and cultural assets is undertaken through a variety of management plans and local partnerships, for example, the Hadrian's Wall Military Zone World Heritage Site Management Plan, Lake District National Park Management Plan, AONB Management Plans, Cumbria Biodiversity Action Plan and Local Agenda 21 Groups and Civic Trusts. The Structure Plan complements this work and provides a framework that allows suitable development and land use considerations to be taken forward in Local Development Frameworks.



Hadrian's Wall - Photo by Cumbria County Council

Protecting environmental assets

- 6.3 Areas and features designated as being of national or international importance must be afforded the strongest level of protection, in accordance with the Habitats Regulations 1994 for European Protected Species (Reg 44) and for International Sites (Regs 48 to 53) and Policies ER2 and ER5 of the Regional Spatial Strategy. These designations cover a range of environmental assets and their conservation, protection and management will be governed by specific national or international regulations and advice.
- 6.4 Government guidance has confirmed that AONBs are equivalent to National Parks in terms of their landscape value and should be given equivalent protection. The Lake District National Park has been identified by the Government for consideration for World Heritage Site status on account of its unique cultural heritage. The Countryside Agency is currently considering proposals to revise the boundaries of the Lake District and the Yorkshire Dales National Parks and AONBs. If any proposal to amend the statutory designations for this area is successful it will automatically be protected under the policy. The county has a number of areas designated as Special Areas of Conservation or Special Protection Areas, owing to their being of European importance for nature conservation. These include coastal estuaries, rivers and lakes and other key habitats. St Bees is designated a Heritage Coast. There are over 50 protected limestone pavements, 25 National Nature Reserves, 274 Sites of Special Scientific Interest, 800 scheduled ancient monuments and 600 Grade I and Grade II* listed buildings in Cumbria.
- 6.5 It is vital that these important assets, whatever their scale, are protected from development or changes in use that harm their special characteristics, including development outside their boundaries, that may have an impact on them. Different types and scales of development will have different impacts. Local Development Frameworks will need to define how these impacts will be assessed. **Policy E34.**

(Continued from the previous page)

4. In the case of national areas of nature conservation interest, where the reasons for the development outweigh the national nature conservation value of the site.

Where development is permitted, mitigation should be provided, where appropriate.

Areas and features of international or national importance are defined as:

- World Heritage Sites recognised by the World Heritage Committee of UNESCO
- National Parks
- Areas of Outstanding Natural Beauty (AONB)
- Potential and classified Special Protection Areas (SPAs)
- Ramsar sites
- Candidate and designated Special Areas of Conservation (SACs)
- Limestone Pavements protected by Order
- National Nature Reserves
- Sites of Special Scientific Interest (SSSI)
- Statutory protected species
- Buildings or groups of buildings listed as of Grade 1, Grade II* or Grade II architectural or historic merit
- Parks or gardens listed as Grade I, Grade II* or Grade II in the Register of Parks and Gardens of Special Historic Interest
- Sites of archaeological or historic interest which are scheduled ancient monuments
- Battlefields included in the Register of Historic Battlefields
- St Bees Heritage Coast

Policy E35: Areas and Features of nature conservation interests other than those of national and international conservation importance

Development and other land use changes that are detrimental to these nature conservation interests will not be permitted unless the harm caused to the value of those interests is outweighed by the need for the development. Where development is permitted the loss of nature conservation interest should be minimised and, where practicable, mitigation should be provided.

These nature conservation interests are defined as:

- County Wildlife Sites (CWSs)
- Regionally Important Geological or Geomorphological Sites (RIGGS)
- The UK Biodiversity Action Plan Priority Habitats that occur in Cumbria
- Species of Conservation Importance in the North West Region that occur in Cumbria
- Landscape features of major importance for wild fauna and flora, which are essential for migration dispersal and genetic exchange
- Local nature reserves

Policy E36: Landscapes of County Importance

Development and land use change detrimental to the distinctive character of landscapes designated as of County Importance will not be permitted, except where required to meet local infrastructure needs, which cannot be located elsewhere and which is sited to minimise environmental impacts and meets high standards of design.

- 6.6 Cumbria is noted for a wealth of nature conservation interests. Some of these may be particularly rare or form part of wider biodiversity networks important on a more than local scale. A number of species of national and regional scarcity or importance have been identified in the Biodiversity Audit of the North West. Priority habitats, which are functionally critical, important for priority species, or at risk, have been identified in the UK Biodiversity Action Plan. Some will have been designated as County Wildlife Sites. Other habitats, such as rivers, woods and hedgerows, which help sustain biodiversity have been recognised by the Habitats Directive 1992. Regionally Important Geological or Geomorphological Sites also provide valuable educational assets. These resources require careful management, protection from harmful development and where possible measures secured to enable their enhancement. **Policy E35.**
- 6.7 Outside nationally designated landscapes some landscapes have such distinctive character that they are considered to be of particular importance to the county. Whilst a wider variety of development is likely to be permitted within these county landscapes than in nationally designated landscapes, particular care is needed in assessing proposals for new development within them. Such development must not threaten or damage the particular characteristics that make these landscapes significant. **Policy E36.**
- 6.8 The distinctive character of the landscape needs to be retained through careful control and management. The county has been divided into 37 landscape types or sub-types¹³ based on methodology published by the Countryside Commission in 1992. Each of these areas has characteristics that make its landscape distinctive. The landscape character approach will also be applied to the Lake District National Park. This will be completed in 2006.
- 6.9 A 'character based' approach will be used when assessing development proposals. This involves assessing the effect on the character and distinctive features of the particular landscape. Such features include built features such as traditional farmhouses, barns and walls and natural features such as hedges, woodlands, hay meadows or wetlands. Proposals will be judged to ensure that they enhance or are in sympathy with local character. Further information on landscape character has been published and should be incorporated into Local Development Frameworks¹⁴. The following documents offer guidance and methodology on assessing the impact of development on the landscape:
- The Countryside Agency and Scottish Natural Heritage 'Landscape Character Assessment – Guidance for England and Scotland (2002).'
 - The Landscape Institute and Institute of Environmental Management and Assessment 'Guidelines for Landscape and Visual Impact Assessment 2nd edition (2002).'

- 6.10 Within nationally designated landscapes such as the National Park or AONBs, development proposals will be tested against Policies E34 and ST12. **Policy E37.**
- 6.11 Cumbria's historic environment provides it with a unique cultural heritage. This includes archaeological remains, structures and buildings, ancient woodlands, historic trees, parks and gardens registered as being of historic interest and other elements of the landscape. Cumbria's maritime heritage, the influence of extractive industries and the Anglo-Scottish border disputes contribute to a distinctive man made landscape. The layout, date or design of individual components and the use of traditional materials, in a traditional way, help to give an area its character. The historic environment gives a sense of identity and can be a valuable stimulus for economic regeneration.
- 6.12 Development proposals must avoid damage to and, where possible, should enhance the overall quality of the historic environment. In determining the impact of proposals, reference should be made to the Cumbria Sites and Monuments Record, the Cumbria Extensive Urban Survey and the Cumbria Historic Landscape Characterisation Programme. On sites of potential archaeological interest Local Planning Authorities may need to ensure that an archaeological field evaluation is carried out before an application is determined. Where development is then permitted, conditions may need to be imposed to enable the sites to be recorded, protected or rescued. **Policy E38.**

Policy E37: Landscape character

Development and land use change should be compatible with the distinctive characteristics and features of Cumbria's landscape types and sub types. Proposals will be assessed in relation to:

1. locally distinctive natural or built features,
2. visual intrusion or impact,
3. scale in relation to the landscape and features,
4. the character of the built environment,
5. public access and community value of the landscape,
6. historic patterns and attributes,
7. biodiversity features, ecological networks and semi-natural habitats, and
8. openness, remoteness and tranquillity.

Policy E38: Historic environment

Measures will be taken to identify, record, protect, conserve or enhance areas, sites, buildings and settings of archaeological, historic and architectural importance. Proposals which fail to preserve or enhance the character or appearance of Conservation Areas or which damage, obscure, or remove important archaeological sites or other historic features or are detrimental to the character or setting of a listed building will not be permitted unless the harm caused to their importance and intrinsic interest is clearly outweighed by the need for the development.

Development and land use change should be compatible with the distinctive characteristics and features of 'Cumbria's Historic Landscape Characterisation Programme'.



Loweswater - Photo by Val Corbett

Policy E39: Enhancement of the built and natural environment

Development that includes measures to regenerate and upgrade rural, urban and urban fringe environments, both built and natural, will be supported, particularly where this protects, enhances or restores biodiversity, landscape and amenity value. Priority will be given to schemes that promote:

1. economic and physical regeneration, or
2. the attractiveness of approaches into key service centres, important transport corridors and entry points to the county, or
3. reuse of previously developed land with the emphasis in open countryside on forestry, woodland, agriculture and other uses which respect the character of the countryside, or
4. restoration and remediation of derelict or contaminated land.

Enhancing the environment

6.13 As well as protection, positive measures are needed to conserve and improve the built and natural landscape, particularly where these are derelict, contaminated or run down or locations where visual enhancement will assist economic regeneration. Utilising previously developed land may also help reduce the need for the development of greenfield sites consistent with Policy ST3. However, not all derelict or previously developed sites will be in appropriate locations or need reuse. This will particularly be the case in the open countryside. In these instances softer uses such as woodland or community forests consistent with Policies E40 and L58 and Local Nature Reserves consistent with L57 may be more suitable. In some cases nature itself may have produced valuable wildlife habitats and intervention will not be required. **Policy E39.**

6.14 The woodlands and forests of Cumbria contribute to the character and qualities of the landscape, provide important wildlife habitats, areas for recreation, and raw materials for industry. Policy ER6 of the Regional Spatial Strategy seeks to increase the level of tree cover across the region by at least 10% by the year 2010 and by at least 15% by the year 2020. It particularly stresses the need for a sustainable expansion of woodland supporting native species.

6.15 Forestry and woodland operations are not subject to control under the planning system, except, for the creation of forest roads and any new access onto the highway. Well designed planting of forests and woodlands can enhance landscape and wildlife value. The county council and the National Park Authority are consulted on large planting schemes and long term forest management plans. Consideration will be given to the impacts of forestry and woodlands on the existing landscape, wildlife or historic interests and ensuring schemes are not harmful to these interests. Where possible schemes should make a positive contribution to other activities, such as recreation.

6.16 When considering new schemes for planting particular emphasis will be placed on proposals that are consistent with the England Forestry Strategy's four programmes which give priority to rural development; economic regeneration; recreation, access and tourism and environment and conservation. Support will be given to the Cumbria Woodland Vision¹⁵, which identifies West Cumbria and the Solway Plain as potential areas for woodland expansion on derelict and rundown land to enhance the environment and improve opportunities for recreation, (see Policy L58). The potential to develop energy crops as an alternative to agriculture will also be encouraged (see Policy R44). The Lake District National Park Management Plan gives further guidance on forestry strategy within the National Park area. **Policy E40.**

Policy E40: Woodlands

The planting of new woodlands will be encouraged where they are compatible with landscape character and avoid loss of important habitats, archaeological and historic features. Priority will be given to schemes that:

1. promote local amenity, public access or enjoyment and recreation, or
2. provide benefits for the environment, wildlife and biodiversity, or
3. support existing agriculture and rural diversification, or
4. provide benefits for economic regeneration.

7 Managing the coast and water resources

- 7.1 Cumbria's coast, river courses and ecosystems are faced with many problems such as pollution, erosion, climate change and development pressures for a variety of uses.
- 7.2 Not all of these are matters that can be controlled through land use planning. Partnership working and management plans have a key role. Coastal Zone Management Partnerships have been formed and Plans have been produced for Cumbria's three major estuaries, Morecambe Bay, the Duddon, and the Solway. Schemes of Management have been or are being prepared for the designated European Marine Sites in Morecambe Bay, the Upper Solway Firth and the Duddon Estuary and for the St Bees Heritage Coast. Management Plans for the two coastal AONBs are currently in preparation. In addition Shoreline Management Plans for the whole of the Cumbria coast have been completed. Coastal matters are covered in the Lake District National Park Management Plan. The Lake District National Park Section 3 Conservation Map identifies semi-natural habitats which contribute to the coast's landscape and wildlife. These are considered to be areas of natural beauty particularly important to conserve. Partnership and management schemes have also been formed for freshwater habitats. Examples include the Lake District Still Waters Partnership and the River Eden Conservation Strategy.

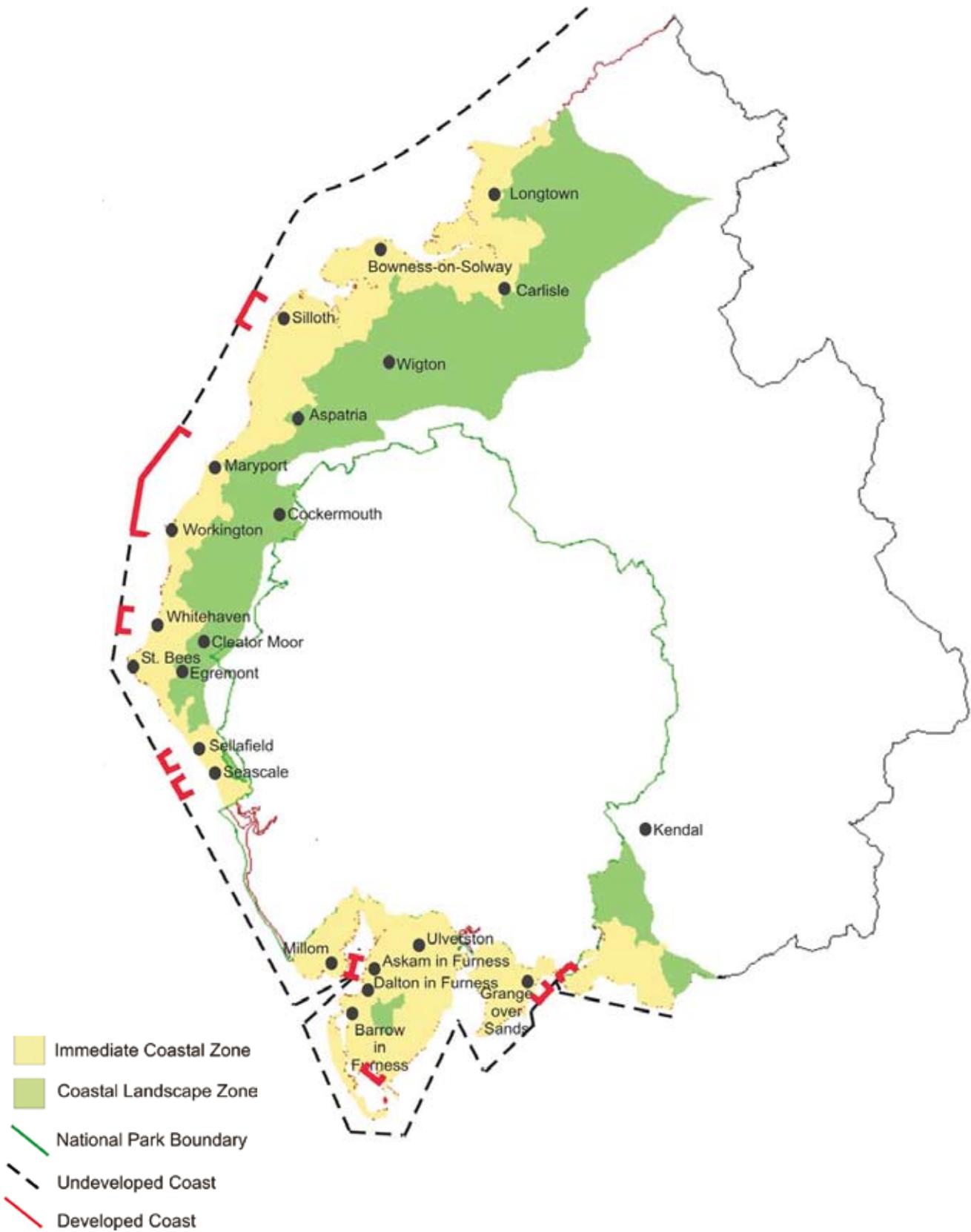


Whitehaven Harbour - Photo by Cumbria County Council

Coastal development

- 7.3 The majority of Cumbria's coast is rural, but there are significant urban and industrialised areas, including Barrow-in-Furness, the main towns of West Cumbria and the nuclear complex at Sellafield. Many of these owe their origin to their coastal location. Port, harbour and resort economies have experienced significant decline leaving the economy of these areas fragile and their location remote from modern markets and communication networks. Recreation and tourism have an important role along both rural and urban stretches of the coast.
- 7.4 Policy CZ1 of the Regional Spatial Strategy requires Local Authorities to define a coastal zone. This assessment is shown in Figure 9. The areas shown are intended as broad indications of coastal zone and not precise delineators of it. The boundaries will be refined and re-examined in Local Development Documents.
- 7.5 Two coastal zones have been defined, a Coastal Landscape Zone and an Immediate Coastal Zone. The Coastal Landscape Zone has been derived using the boundaries of the Countryside Commissions 'Countryside Character Areas'. Further details will be available in the forthcoming guidance (see paragraph 6.8). It is drawn widely and includes substantial inland hinterlands. It will provide a basis for ensuring developments, such as energy, that may have a major impact on the landscape are fully taken into account. The Immediate Coastal Zone is a refined version of the Coastal Landscape Zone. It is based on the more detailed landscape types and the sub types identified in the Cumbria Landscape Classification. The Immediate Coastal Zone enables issues with more localised impact, such as urban development or shoreline management, to be assessed. The boundaries of the Immediate Coastal Zone have been influenced by Parish boundaries.
- 7.6 Local Authorities will need to ensure that Local Development Frameworks provide policies to assess the range of land use issues that affect the coast. To assist this, the coastal zone has been divided into developed and undeveloped coast consistent with Policy CZ1 of the Regional Spatial Strategy.

Figure 9
Developed and Undeveloped
Areas of Coast



- 7.7 The principles of Integrated Coastal Zone Management, namely taking a long view, adopting a holistic approach, using adaptive management, working with natural processes and within environmental limits, supporting and involving of all relevant administrative bodies, using a combination of instruments, facilitating participatory planning and reflecting local characteristics, will be taken forward in Local Development Frameworks.
- 7.8 Developed and undeveloped coast are shown in Figure 9, which also provides an indication of the Immediate Coastal Zone and the wider Coastal Landscape Zone. The developed coast comprises Cumbria's coastal communities identified as key service centres in Policy ST5 and other towns and villages consistent with Policy ST7. In these areas regeneration initiatives have in particular sought to develop and promote the attractiveness of the waterfront resource as a way of encouraging new development and investment. The strategy 'New Visions For Furness and West Cumbria' aims to initiate a coastal renaissance through greater accessibility to and from coastal areas, enhancing the attractiveness of Georgian coastal towns like Whitehaven and Maryport and developing a new infrastructure to support the creation of clean and renewable energy.
- 7.9 Development that helps build on the regeneration of coastal communities within the developed coast (see Policy ST10) will be promoted consistent with Policy CZ3 of the Regional Spatial Strategy. Some development requires a coastal location to be able to fulfil its function. Where possible this should be located within the developed coast and should be given priority over non coastal uses, except where they would prejudice port operations. Policies EM13 and T26 safeguard land to sustain the operational or related role of ports. Coastal development within the AONBs and Lake District National Park should have regard to their statutory purposes and Policy E34.
- 7.10 Outside the developed coast the coastline comprises large tracts of open land providing valuable habitats, important recreation and leisure resources, with much also in use for agriculture. Protection of its open nature, beauty and tranquillity is important. Built development, including tourism facilities, should therefore be directed to the developed coast consistent with Policy ST5 and ST7.
- Policy C41.**

Policy C41: Development on the coast

Development in the developed coast should sustain and regenerate coastal communities. Development in the undeveloped coast will be permitted where it requires a coastal location and cannot reasonably be located in the developed coast, providing it is not detrimental to the landscape character.

Policy C42: Flood risk and development

Development proposals should take into account an assessment of the risk of flooding and be in accordance with the search sequence outlined in Policy ST3.

Development will not be permitted on functional floodplains within areas with a high risk of flooding, except for essential transport and utilities infrastructure that cannot be located elsewhere, including port related development. Land use changes not requiring built development may be permitted provided adequate warning and evacuation procedures are in place, and existing buildings incorporate floodproofing measures.

Elsewhere development that reduces flood risk or aids the operation of functional floodplains will be supported.

Coastal defence and flood risk

- 7.11 Climate change is expected to increase the risk of both coastal and river flooding and erosion as a result of sea level rise, more intense rainfall and more severe storms. Planning Policy Guidance Note 25 requires Local Authorities to take flood risk into account in formulating policies and allocating land and identifies Flood Zones to assist this assessment.
- 7.12 The Environment Agency has advised that subject to localised flooding problems identified in some key service centres the scale and location of development proposed by the Structure Plan is broadly acceptable. Local Development Frameworks will need to take forward the Structure Plan development strategy through specific allocations and policies guiding the location of development, consistent with the search sequence outlined in Policy ST3 (criteria 3). This will require Local Authorities to have regard to Flood Zone Maps, Flood Maps and Catchment Flood Management Plans. A Strategic Flood Risk Assessment will need to be carried out by Local Planning Authorities on a whole catchment basis and not just within the indicative floodplain, which may require joint working across administrative boundaries. To assist this process the Environment Agency and North West Regional Assembly have jointly issued 'Meeting the Sequential Flood Risk Test – guidance for the North West Region – July 2004.'
- 7.13 Local Development Frameworks will need to consider what type of development is acceptable in the Flood Zones identified by Policy ST3 (criteria 3), the need for and content of Flood Risk Assessments and mitigation measures to protect development from flooding and prevent flood risk elsewhere. Development will need to avoid functional floodplains within the areas that the Environment Agency has identified as being of high risk. In some cases developers will be required to undertake flood risk reduction measures. This may include engineered solutions, see also Policy C43, or controlling surface water run off at source through the provision of Sustainable Drainage Systems, see also Policy ST3 (criterion 3).
Policy C42.

7.14 Defending the coast and land close to river courses against the impact of flooding and erosion will have implications, particularly for both developed and undeveloped coast and for occupiers of land and buildings. Engineered defence solutions are expensive, can be visually intrusive, and may not be suitable in the long term. It is not economically or environmentally sound to seek to defend the whole of Cumbria's coastline or river courses.

7.15 To address this Policy CZ2B of the Regional Spatial Strategy requires local authorities to take into account the planning and management of coastal defences. Shoreline Management Plans define areas of the Cumbria Coast, which without protection would be subject to further erosion. Some of these will be subject to managed retreat (allowing the sea to encroach in a controlled manner on parts of the coast where property will not be affected). Local Development Frameworks will need to take into account detailed work on protection measures. Consideration will be needed on how to define the appropriate policies on flood risk areas and criteria for assessing the relocation of existing development.

Policy C43.

Policy C43: Coastal and flood defence

Development proposals should take into account the sustainable planning and management of coastal and flood defences. Development should:

1. have regard to
 - a. Flood risk statements and assessments,
 - b. Indicative Flood Plain and Flood Zone Maps,
 - c. Coastal Habitat Management Plans
 - d. Shoreline Management Plans and Coastal Defence Strategies
2. avoid areas of flood risk, coastal erosion and unstable land,
3. not prejudice coastal or flood defences, nor the ability of operating authorities to maintain them, or the capacity of the coast to form a natural sea defence or to adjust to changes, without endangering life or property, and
4. be allowed to relocate from areas of the coast that cannot be sustainably defended in the long term.

8 Utilising resources

Policy R44: Renewable energy outside the Lake District National Park and AONBs

Outside the Lake District National Park and AONBs proposals for renewable energy, including any ancillary infrastructure or buildings will be favourably considered if:

1. there is no significant adverse effect on the landscape character, biodiversity and the natural and built heritage of the area either individually or cumulatively through their relationship with other utility infrastructure,
2. there is no significant adverse effect on local amenity, the local economy, highways or telecommunications,
3. the proposal takes all practicable measures to reduce any adverse impact on landscape, environmental, nature conservation, historical and local community interests.

In considering applications for planning permission in relation to the above criteria, and other policies in this plan, the environmental, economic and energy benefits of renewable energy proposals should be given significant weight.

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- 8.1 There is a need to ensure the efficient use of resources by increasing the use of renewable energy, reducing the use of finite mineral resources and reducing the amount of waste for disposal. The need to encourage increased energy efficiency and conservation, and where possible the use of renewable energy technology within development is also important and is considered as part of Policy ST3. The current Supplementary Planning Guidance on wind energy will be updated as a Supplementary Planning Document, and will provide additional guidance and more detail in the implementation of the Structure Plan's policies.

Renewable energy

- 8.2 The UK currently generates approximately 2%¹⁶ of its electricity from renewable sources. National targets¹⁷ require that renewable energy should supply at least 10% by 2010 and to increase this to 15% by 2015 under the Renewables Obligation. The North West region currently supplies 1.3% of its generating capacity from renewable energy sources, of which 47% is supplied from wind turbines in Cumbria. A study undertaken by Sustainability North West (2001)¹⁹ suggests that by 2010, 8.5% of energy capacity in the NW region should be from renewable sources. Cumbria is identified in this study as having the greatest potential contribution of new renewable energy amounting to 27% of the regional total, mainly from on and offshore wind power, biomass, landfill gas and small scale hydro. Following the panels report into the partial review of the Regional Spatial Strategy the indicative target for new additional installed capacity for renewable energy to 2016 is 243MW.
- 8.3 Policy ER13 of the Regional Spatial Strategy promotes development that minimises energy use and uses energy efficient technologies. Development Plans are also required to include positive policies for renewable energy development that protect the region's most valuable and sensitive environments. The North West Development Agency's Regional (Economic) Strategy highlights renewable energy as a key growth sector.
- 8.4 Renewable energy developments can range from larger scale commercial developments through to community and domestic projects. Each renewable technology has its own locational characteristics and requirements, and different areas will be better suited to different technologies. Renewable energy developments should be directed to locations where the technology is most efficient and where environmental impacts can be satisfactorily addressed.

- 8.5 A technical study²⁰ has been undertaken to identify the potential for further grid connected renewable energy development in Cumbria. This took into account economic, social and environmental factors as well as technical and viability considerations. The study has enabled the formation of criteria against which to judge applications for different technologies as set out in **Policy R44**.
- 8.6 When considering the impact of any proposal on local amenity account will need to be taken of issues such as noise, odour and visual intrusion. In all cases, developers should ensure that schemes contain a clear commitment to actively consult and involve local communities at an early stage and, where possible, enable the community, where the scheme is to be sited, to gain significant benefits.

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There are additional requirements in the following cases:

Wind energy development

4. measures should be included to secure the satisfactory removal of structures/related infrastructure and remediation of land following cessation of operation of the installation.

New plant for the commercial generation of energy from biomass

5. shall be sited on existing industrial/employment sites or previously developed land that is well related to the resource catchment.

Where practicable, measures to transport fuel and waste by water or rail shall be made.

Proposals for the recovery of energy from agriculture waste within existing farm units or sewage sludge

6. shall be well related to the activity, scale and character of the existing business enterprise and /or setting.



Wind Turbine at Lambrigg - Photo by South Lakeland District Council

Policy R45: Renewable Energy in the Lake District National Park and AONBs

Within the Lake District National Park and AONBs, proposals for renewable energy developments, including any ancillary infrastructure or buildings will be favourably considered if:

1. their scale, form, design, materials and cumulative impacts can be satisfactorily assimilated into the landscape or built environment and would not harm the appearance of these areas, and
2. they would not impact adversely on the local community, economy, nature conservation or historical interests.

In the case of wind energy, the development of more than one turbine or of a turbine with a ground to hub height of 25 metres or more is unlikely to be acceptable.

- 8.7 Of the range of renewable energy technologies the development of wind energy within the county has been the most emotive given the visual impact and the influence it has on the character of important landscapes and their settings. However, it is currently the technology with the greatest technical and economic viability to meet the proposed targets for Cumbria.
- 8.8 Proposals for on-shore wind energy will need to ensure that the adverse impacts of development are not significant. The use of landscape character assessments will be of particular importance and should take into account the cumulative effects of the development proposals, including associated power uses, buildings and access roads, together with any existing infrastructure, on the landscape. Measures required to minimise any adverse impact on the environment for the removal of, where appropriate, redundant structures and related infrastructure such as access roads, should be agreed. Site remediation processes will also be required when operations cease.
- 8.9 Proposals for energy from biomass (forestry wastes and coppice) will be assessed, taking account of any potential adverse local impacts and the need to meet national targets. Growing energy crops can assist the process of rural diversification and provide an alternative income for farmers. Small scale heat and power projects such as community wood chip burners also have local benefits and will be strongly supported. Certain forms of energy from waste are classified as renewable and should be treated accordingly (See policy R50).
- 8.10 There may be scope for the anaerobic digestion of agricultural wastes and sewage where these are developed in close proximity to arisings. Proposals for the development of anaerobic digestion schemes associated with existing agricultural or utility operations, will require consideration to be given to the impact on the local setting, environmental interests and scale of activity. **Policy R44.**
- 8.11 Offshore renewable energy developments such as wind farms or wave power installations have potential to make a significant contribution towards meeting the Government targets for renewable energy. Under current procedures they require the consent of the Department of Trade and Industry. Local Planning Authorities are consulted on these proposals and should use Structure Plan Policy ST4 to inform their views to Government and, where appropriate, for determining planning applications for associated on shore plant. Landfill gas also has potential to contribute to energy supply and is considered specifically in Policy R51. Solar/photovoltaic technology proposals should be supported subject to satisfying general planning policies such as Policy ST3.

8.12 In the Lake District National Park and AONBs small scale renewable energy developments particularly those which are domestic/community based and are developed on a local scale will be positively encouraged provided that they can be assimilated into the area and would not have an adverse effect on local interests. Windfarms inevitably have a more significant landscape impact within nationally designated landscapes, and within their visual settings where they would have a detrimental effect on their character. In these landscapes, there is more scope to assimilate other forms of renewable energy development. Within the National Park and AONBs wind schemes requiring more than one turbine or a turbine with a ground to hub height of 25 metres or more may, where appropriate, be dealt with as major developments under Policy ST4. Proposals for schemes both connected and not connected to the electricity distribution network will be considered under this policy. **Policy R45.**

Minerals

8.13 Mineral resources are finite and care must be taken to safeguard known deposits of economic importance from being sterilised from other forms of development.

8.14 Outside the National Park, this is achieved by requiring District Local Planning Authorities to consult the Mineral Planning Authority on planning applications for non-minerals development within Mineral Consultation Areas. Mineral Consultation Areas are areas of mineral resource potential notified to District Local Planning Authorities by the county council. Where development is considered to be essential and significant mineral resources would be sterilised, planning permission will be granted for the prior extraction of the mineral, provided the future development of the land would not be prejudiced and the environmental impacts can be kept to an acceptable level. **Policy R46.**

8.15 Policies ER9 and ER10 of the Regional Spatial Strategy seek to ensure that an adequate supply of minerals is maintained. Except for dimension or building stone and slate, see Policy R48, it is considered that this will be achievable without the need to make further provision within the National Park and AONBs. Figure 10 gives the current position.

Figure 10 The Aggregate landbank at beginning of 2003

Sand and Gravel	15.6years
General Crushed Rock*	42.5years
High Specification Aggregate+	23.9years

Source: North West Region Aggregates Working Party (NWRAMP)

* includes permitted reserves in the LDNP

+ high skid resistant material used for road surfacing of regional and national importance.

Policy R46: Safeguarding mineral resources

Development will not be permitted which sterilises mineral resources that may need to be worked in the future.

Policy R47: Mineral extraction outside the Lake District National Park and AONBs

Land will be made available for mineral extraction outside the Lake District National Park and AONBs to maintain an adequate supply of minerals, including where appropriate land banks of permitted reserves, taking account of the contribution from alternative sources. Permission will not be granted for mineral extraction where there would be a significant adverse effect on the community, the local environment or the road network unless the effect is outweighed by the need for the mineral to be worked and/or the social and economic needs of the County's population. Proposals should incorporate a strategy to minimise the production of mineral waste, ensure the acceptable reclamation and afteruse of land and to encourage the transport of materials by the most sustainable mode of transport.

Policy R48: Mineral extraction in the Lake District National Park and AONBs

Proposals for mineral extraction within the Lake District National Park and AONBs will only be permitted in the following circumstances:

1. to provide dimension or building stone, which in the Lake District National Park will be limited to small scale extensions to existing workings or small scale re-opening of previously worked quarries, or
2. the small scale re opening of previously worked slate quarries, or
3. the extension of existing slate quarries where there is no other reasonable alternative source of supply.

In all circumstances it must be demonstrated that the scale and nature of the proposed works are such that harm would not be caused to interests of acknowledged importance, or any such harm is outweighed by the need to maintain a supply of local building material, to sustain local diversity of employment or by other local economic considerations. Proposals must include strategies to minimise the production of mineral waste, ensure the acceptable reclamation and after use of land and to encourage the transport of materials by the most sustainable mode of transport.

Policy R49: Waste recovery facilities

New facilities will be required to meet Government and European targets for the increased recovery and recycling of industrial, commercial and municipal solid waste and for the reduction of biodegradable waste disposed of to landfill. Therefore, there is a presumption in favour of:

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- 8.16 At any one time Cumbria aims to maintain at least a 7 year landbank of sand and gravel and a 15 year landbank of crushed rock aggregate. Further reserves of sand and gravel and high specification aggregate will need to be released to ensure an appropriate landbank is maintained throughout the period to 2016. In assessing the need for further mineral extraction the contribution that can be made from alternative sources of supply including; substitute, secondary, marine sand and gravel, waste and recycled materials or imports from outside the county, will be taken into account. In addition it may be necessary to release further reserves of general crushed rock, if a need can be demonstrated. Detailed policies outside the National Park will be set out in the Cumbria Minerals and Waste Local Development Framework and in the National Park in the Lake District National Park Local Development Framework.
- 8.17 All proposals for mineral extraction should seek to reuse waste mineral products and minimise the production of waste. Any unavoidable waste should be used to mitigate the visual and landscape impact of developments both during and after extraction. Mineral extraction can leave a significant impact on the quality and quantity of groundwater and surface water (See policy ST9). Consequently water management plans will be required. To ensure sites are restored to a beneficial use, conditions will be placed on any planning permission or planning obligations will be sought. Restoration proposals which are phased, enhance biodiversity, landscape character and public access will be particularly encouraged. It will be expected that the best and most versatile agricultural land will be restored to its previous quality. In some circumstances a Transport Assessment will be needed (see Policy T30). **Policy R47.**
- 8.18 Attractive landscapes are often geologically rich in mineral resources and the Lake District National Park and Cumbria's AONBs are no exception. In many locations the character of the landscape and the development of towns and villages have been heavily influenced by traditions of mining and quarrying. However, modern extraction methods can have unacceptable impacts on the landscape. Because of the serious impact that mineral working may have on the natural beauty of the National Park and AONBs, minerals applications in these areas are subject to the most rigorous examination. Extraction should be in the public interest having regard to the need for the development and its effect on the local economy and the environment.
- 8.19 In view of the availability of alternative sources elsewhere, the further quarrying of aggregates in the National Park and AONBs is not required.
- 8.20 Continued mineral working in the National Park and AONBs may be justified in order to maintain a supply of

traditional local building materials, to maintain important buildings or to sustain local employment. It may also provide opportunities to rationalise existing workings or to significantly improve past dereliction. In the AONBs, the opening of new quarries to secure supplies of locally required dimension or building stone is not ruled out. Within the National Park continued working of the remaining operating quarries, together with opportunities for the small scale reopening of suitable quarries, are sufficient to meet all local requirements. The opening of new quarries is not justified. **Policy R48.**

Waste management

8.21 The majority of waste is currently disposed of in landfill sites. However both European and national guidance²¹ requires a fundamental change in the way waste is managed. This includes additional controls on disposal of waste, banning some forms of waste from landfill disposal, and reducing the amount of biodegradable municipal waste going to landfill to 35% of its 1995 level by 2020. The Government has also set a number of staged targets²² for sustainable waste management which ultimately require the recycling and composting of 33% of household waste and the recovery of value from 67% of municipal waste by 2015. It also outlines 5 decision making principles for determining waste management decisions; individuals, communities and organisations should take responsibility for their waste; alternative options should be considered; community engagement should be integrated into the decision making process; environmental impacts should be assessed in terms of the long and short term; decisions should meet environmental objectives set out by the waste strategy, taking into account what is feasible and an acceptable cost. It should also pay regard to the 'waste management hierarchy', namely, in order of preference, minimisation, reuse and recycling, recovery of value, and only then disposal without recovery ie landfill. Most waste should be treated or disposed of within the region where it arises. These principles have been restated in Policy EQ4 of the Regional Spatial Strategy.

8.22 Policy EQ5 of the Regional Spatial Strategy indicates that waste management options should be determined having regard to the above principles and comprise an appropriate mix of facilities.

(Continued from the previous page)

1. Large scale recovery and treatment facilities (designed to handle a range of waste from a wide area) to be located on existing industrial/employment sites or previously developed land close to areas of major waste arisings subject to there being no significant adverse effects on landscape character, conservation interests, environmental infrastructure, transport and local communities; and measures being included to reduce any adverse impact. Sites should wherever possible be rail or port linked. Priority will be given to sites in the vicinity of the following centres:
 - a. Carlisle
 - b. Penrith
 - c. Workington
 - d. Whitehaven
 - e. Kendal
 - f. Barrow-in-Furness
2. Small scale recovery facilities (designed to handle a range of waste arisings locally) to be located in the vicinity in which waste arises. Priority will be given to new facilities serving the key service centres as defined in Policy ST5 or larger settlements in the National Park.
3. New household waste recycling centres, and other collection and separation points for municipal waste provided for the convenience of local residents and businesses to be located throughout the county.

Policy R50: Thermal treatment and energy recovery from waste plants

Proposals for the thermal treatment or recovery of energy from waste will only be permitted where:

1. Government targets for the recycling and composting of waste and the reduction of waste to landfill cannot be achieved by other means or where such treatment complies with the decision-making principles for an identified waste stream,
2. the proposal is to be sited on existing industrial employment sites or previously developed land close to areas of major waste arisings,
3. there are no significant adverse effects on landscape character, conservation interests, environmental infrastructure, transport and local communities, and
4. measures are included to reduce an adverse impact.

8.23 The county council's waste strategy is based on an incremental expansion of recycling, composting and waste minimisation initiatives across the county. In the short to medium term material recovery facilities and composting facilities should be operational in the main centres across the county to support the collection of segregated recyclable materials by the district councils. At present there is a very limited number of waste sorting and transfer facilities for unsegregated solid municipal waste within Cumbria. Such facilities will be encouraged. In addition, a range of new civic amenity and mini-recycling centres and waste collection points may be required across the county. This approach has enabled Cumbria to meet government targets for 2005/2006, but higher targets for recycling and recovery for 2010 and 2015 may require the use of other advanced technologies.

8.24 Facilities will also be required for the management of other waste streams. Industrial and commercial waste constitutes about two thirds of all waste arisings in the county. The county produces some 750,000 tonnes of such waste²³ of which approximately 50% is disposed of to landfill with the remainder being reused, recycled, landspread, treated or incinerated. Whilst these waste streams are not expected to grow significantly any new facilities will need to be compatible with the Government's principles for the sustainable management of waste (para. 8.21). These facilities may have to make specific provision for hazardous waste as this is no longer permitted to be disposed of with other waste streams, in line with the landfill directive and hazardous waste Regulations 2005. Proposals that arise from the nuclear industry in the county and the associated waste it generates will be considered under Policy **ST4**, Major Development Proposals.

8.25 Proposals for waste recovery and treatment facilities will be expected to take into account the decision making principles as set out in paragraph 8.21. They will handle a range of wastes such as municipal and industrial and commercial. Large-scale facilities will be expected to locate in the vicinity of major population centres, so that waste is dealt with where it arises. The recovery and waste treatment will include any kind of treatment that is environmentally beneficial, including advanced composting and mechanical and biological waste treatment. Where appropriate, the haulage of waste by rail or shipping should be pursued at the earliest opportunity. **Policy R49**.

8.26 The increasing amounts of waste being generated together with the Government's targets for the recovery of value from waste (i.e. recycling and composting) and the reduction in quantities of waste going to landfill, may necessitate the provision of new plant for the recovery of energy from waste. For certain waste streams thermal treatment will be appropriate when it complies with the five decision-making principles and Sustainability Appraisal. **Policy R50**.

8.27 Whilst the thrust of National and European policy is to reduce the amount of waste disposed to landfill sites, they will remain an essential part of waste management provision for the foreseeable future. Although identified in the Waste Hierarchy as the least sustainable waste management option, landfill sites will continue to be needed for residual waste, as well as wastes for which landfill remains the most appropriate option with regards to the five decision-making principles and Sustainability Appraisal. Where the content, age and quantity of landfill deposits make it viable for the recovery of energy from landfill gas, then such measures should be incorporated into landfill proposals to maximise environmental benefits. Landfill sites are inappropriate in high value landscapes such as the National Park and AONBs. **Policy R51.**

Policy R51: Residual waste and landfill

Proposals for the disposal of waste to landfill will not be permitted in the Lake District National Park and AONBs. Outside these areas, proposals for the disposal of Residual Waste will only be permitted when all the following requirements are met:

1. there is a demonstrable need for additional landfill capacity,
2. there are no significant adverse effects on landscape character, conservation interests, environmental infrastructure, transport and local communities,
3. measures are included to reduce any adverse impact,
4. the infill and restoration of existing sites would not be seriously prejudiced, and
5. all practical measures are taken to allow landfill gas to be utilised as an energy resource.

Where it is demonstrated that there is a lack of available mineral voids and that transferring waste to distant sites does not comply with the decision making principles, then landfill may be permitted. Priority will be given to proposals that contribute to meeting landfill restoration requirements.



Recycling Depot in Cumbria - Photo by Cumbria County Council

9 Contributing to the quality of life

Policy L52: Town centres

Measures which secure or promote the sustainability of communities, in accordance with ST5–ST11 and the vitality and viability of town centres and which create a safer and more attractive environment will be supported. In particular development or land use change should:

1. support the role of the town centre and meet the needs of its catchment area,
2. provide an appropriate scale of development,
3. support a mix of uses,
4. enable the consolidation or regeneration of centres in cases where the centre has a declining role.

Development or land use change that has a significant adverse effect on the vitality and viability of other town centres will not be permitted.

Policy L53: Access and town centres

Access to town centres will be encouraged by supporting appropriate levels of public transport, walking, cycling, arrival facilities and appropriate levels and management of car parking. Links to the town centre from these facilities will give priority to pedestrians and cyclists, ensuring safety and attractiveness.

Within town centres opportunities to enhance travel by public transport, walking and cycling and to meet the needs of disabled people will be secured. All new development and land use change will be required to give the highest priority to the pedestrian, cyclist and disabled persons and high priority to public transport.

Developments that improve traffic management, including delivery facilities adjacent to town centres, will be encouraged.

- 9.1 The quality of places where people live, the location of shops, services and social facilities and opportunities for recreation and leisure, are all factors that can be influenced by land use planning decisions. The factors that contribute to a good quality of life are common to both urban and rural areas.
- 9.2 Many facilities are only located in Cumbria's town centres. Smaller centres have become increasingly vulnerable as customers bypass them for the larger centres or facilities developed out of centre. Service providers, such as banks and building societies continue to consolidate, focusing their activities on a limited number of larger centres, and particularly, in rural areas, shops and post offices struggle to survive. Exceptions may occur where visitors provide additional custom, for example, in parts of the National Park. However, in some situations, the high value of leisure retailing, such as outdoor clothing shops and souvenir shops, may displace other businesses, providing local services.

Town centres

- 9.3 To be successful town centres must adapt to change yet still aim to be attractive and safe as places to live, work and shop. The development of retail, leisure or tourism facilities in town centres such as Barrow-in-Furness, Carlisle, Kendal, Penrith and Whitehaven has been beneficial. It has helped to secure regeneration, environmental improvements and increased choice for customers. However out of centre retail and leisure facilities do compete with town centres. Development that supports the roles of town centres needs to be encouraged. This includes housing and other proposals that add to, and complement the range of facilities and services available. In appropriate cases local authorities may need to identify sites for new development.
- 9.4 It is important that the scale of development is well suited to the size and function of the town centre and should not prejudice the role of nearby centres. The design of all new development or redevelopment must be of a high standard and conserve and enhance the best features of Cumbria's towns, including their historic character. Town centres provide an important expression of civic pride and local identity and this must be fostered. **Policy L52.**

- 9.5 Ease of access to and within town centres is an important factor in ensuring they function well. People without a car must not be disadvantaged. This means providing safe and convenient facilities for pedestrians, cyclists and public transport users. Such facilities may in addition help to reduce journeys by private car. It is also important that car parks are located and managed to support the role of the centre. In some cases the provision of Park and Ride facilities will be appropriate as part of an integrated approach.
- 9.6 Journeys within towns can be facilitated by the provision of cycle ways and routes for walkers. Public safety and the quality of the environment can be improved by making special provision for, or giving greater priority to, pedestrians, cyclists and people with disabilities. This can be achieved by pedestrianisation, pedestrian priority environments, cycle and walk ways, traffic calming and speed controls. Local Development Frameworks should aim to provide infrastructure to ensure that a variety of modes of transport are available. Encouragement should be given to alternative forms of travel to the private car, as advised in PPG 13, and to the consolidation of development in proximity to other key uses – employment, retailing, housing and leisure - in order to reduce the need to travel. **Policy L53.**
- 9.7 Town centres can be adversely affected by competition from retail, business and leisure facilities developed elsewhere. National and regional guidance requires such development to be tested in accord with a sequential test. That means they should be directed in the first instance to town centres to encourage their vitality and viability. Where no suitable sites are available in the town centre, then a site on the edge of the town centre should be chosen. Only if no suitable sites are available within or on the edge of the town centre, should an out of centre location be considered, and only then if it is accessible by a variety of means of transport. Farm shops, proposed in support of farm diversification consistent with Policy EM14 or where facilities fulfil an essentially local role, addressed in Policy L55 are not subject to this sequential test. **Policy L54.**

Policy L54: Retail, leisure and office development

Proposals for retail, leisure and office development (except Class B1 of the Use Classes Order 1987) will be assessed against the sequential approach, with preference being given to development in defined town centre areas, followed by edge of centre locations and finally, out-of-centre locations with access to a range of transport modes.

Proposals for retail and leisure use in edge of centre or out of centre locations must be able to demonstrate a need for the development and not prejudice the retention of local services. In addition, proposals in out of centre locations will only be permitted when situated to minimise travel by having a location which:

1. maximises the opportunity for combined trips with other retail and service uses, or
2. relates well to its catchment by reducing journey lengths.

Policy L55: Local services and facilities

Proposals for new, or extensions to, existing local or neighbourhood services and facilities will be supported in towns or villages where their detrimental impact including traffic generation is minimised. Development proposals which through redevelopment or change of use would result in the loss of an important local service or facility will not be permitted unless it can be demonstrated that the use is no longer viable and the site or building is not required by the community for a business or community use.

Policy L56: Health, education and training facilities

Proposals for new or improved facilities for health, education and training will be supported in key service centres and other local service centres defined in Local Development Frameworks, in locations which relate well to the intended catchment, which are, or will be, served by a range of transport modes and where their detrimental impact, including traffic generation, is minimised.

Services and facilities

- 9.8 Whilst town centres will continue to provide the majority of facilities and services there is a need for some local facilities close to the heart of communities. In rural areas, they can help reduce travel and in particular a sense of isolation but local services are in decline. In 2001, 52% of rural parishes lacked a permanent shop, 36% a post office and 21% a Public House²⁴.
- 9.9 Local Development Frameworks should establish the importance of local centres and facilities and identify measures, which help to sustain them. This could include proposals for extensions, refurbishment, parking provision, flexible operating hours or innovative ways of combining services in one property. This approach should apply to a wide range of commercial and cultural activities, services and facilities, such as shops, post offices and public houses, doctors' surgeries, places of worship and village halls and leisure facilities. In determining applications for change of use or redevelopment of existing facilities, evidence will be required that property has been extensively marketed to demonstrate that its current use is no longer economically viable and there is no interest from other businesses or facilities serving the local community. Local communities will be encouraged to undertake Parish Plans identifying the communities needs. **Policy L55.**
- 9.10 Access to a wide range of health, education and training facilities is important, to help retain young people within Cumbria, attract investment and promote confidence. The needs of the service providers change as they adapt to new demands and opportunities. Implications for land use planning include the need for refurbishment, new build, expansion or relocation. The most appropriate locations for such uses will be those well related to their catchment areas, that can be served by a range of transport, usually town centres and village or local centres. Proposals will need to be supported by Transport Assessments and Travel Plans in line with Policies T30 and T31. **Policy L56.**
- 9.11 Leisure and recreation spaces provide a valuable resource in both rural and urban locations, and help to facilitate cultural activities, promote healthy living and contribute to the visual quality of the environment. Local Planning Authorities should carry out surveys of the existing and future needs of the community for open space, sport, recreational and cultural activities and carry out audits of existing facilities. Surveys should also include a qualitative assessment of facilities and consider whether measures are required to improve usage and enhance the quality of the activity provided. Local standards should be developed and set out in Local Development Frameworks and these should be used to identify specific needs and areas of shortfall. Where facilities are required by the community it is important that they are protected from development and

new sites brought forward to satisfy reasonable needs. This could include the community's need for open space such as play space, parks, waterways, footpaths, bridleways, natural greenspace and local nature reserves as well as more formal sport and recreation provision. **Policy L57.**

Regional Parks

9.12 Regional Parks have been promoted through the Regional (Economic) Strategy to support the regeneration of urban communities and enhance existing open space networks. In Cumbria regional parks will be targeted on the principal towns in Furness and West Cumbria. The focus of regional parks should be on informal outdoor recreation with limited all weather facilities. They will be much larger than urban parks and could in the case of linear parks be several miles in extent. They should be used to upgrade and improve the appearance of urban fringe environments, urban approaches, transport corridors and derelict and despoiled land and secure landscape and biodiversity enhancement. In addition to providing recreation facilities for urban residents, including a range of sporting facilities they can also provide venues for displays and performing art, and provide attractions for visitors, taking the pressure off popular tourism and leisure facilities. It will be important to provide and extend footpaths, cycleways and bridleways through the regional parks and provide links into urban areas and other leisure areas such as the coast and waterways. **Policy L58.**

Policy L57: Leisure and recreation spaces

Formal and informal recreation, leisure and cultural space will be met through:

1. the provision to an appropriate standard in new residential development and in areas where a shortfall exists,
2. protection from development in areas where a shortfall can be demonstrated or the space contributes to the quality of the built or natural environment,
3. enhancing the quality of existing open spaces, and
4. bringing forward new sites to address community needs including Local Nature Reserves and amenity uses.

Policy L58: Regional Parks

Favourable consideration will be given to the development of regional parks in the vicinity of Whitehaven/Workington and in the vicinity of Barrow-in-Furness. The focus should be on promoting access to informal outdoor recreational provision with opportunities taken to upgrade urban fringe environments, promote landscape and biodiversity enhancement, reclaim derelict and contaminated land and extend woodland cover.

10 Monitoring and implementation

- 10.1 The county council and the National Park Authority are required to monitor the implementation of the Structure Plan and the effectiveness of its policies.
- 10.2 A separate technical paper²⁵ has identified the targets, indicators and outcomes applicable to each of the policies. It explains the sources of information needed to check how well it is working. Effective use will be made of information being collected by the county council, National Park Authority, district councils and other organisations. Increasingly, information is needed to assist the process of regional and sub-regional planning, as well as to inform local policies.
- 10.3 The monitoring process will be formalised in either annual or longer term monitoring reports. The former will concentrate on issues which are central to land use planning. For example, a housing land review will assess the rate at which new houses and conversions to residential use are granted permission and completed. An employment land review will assess the development of land allocated for business uses and other sectors providing employment. In both cases the proportion of development being undertaken on previously developed land will be an important consideration. Equally, the amount of such land devoted to other beneficial uses eg., woodlands, local amenities, needs to be kept under review.
- 10.4 Other reports, proposed at less regular intervals, will bring together relevant information on social, economic and environmental trends. These will provide opportunities to assess the effectiveness of planning policies from a wider perspective, and help ensure that the Development Plan is kept up-to-date. These reports will make use of initiatives by other agencies and groups of organisations (eg. North West Action for Sustainability, Cumbria Economic Intelligence Partnership) to evaluate change. A part of this process will involve a continuing commitment to achieve a more sustainable approach²⁶ to development through the land use planning system.
- 10.5 Since policies contained in the Structure Plan operate collectively, the county council will prepare a full monitoring report assessing the performance of the whole Structure Plan at regular intervals in association with the National Park Authority and district councils. This will ensure that changes in physical, social and economic factors, in the Plans context and in values, are adequately and thoroughly addressed.

10.6 A key aspect of monitoring will be to ensure that policies remain relevant and that they are being implemented. In development plan terms this is the role currently of the Local Development Frameworks prepared by the district councils, the National Park Authority and, in the case of waste and minerals outside the National Park, the county council.

10.7 A wide range of organisations will be responsible for the delivery of policy other than the county council and National Park Authority. The technical report identifies those organisations that will contribute to the implementation of each policy. It will help influence their future activity, policy and resource programmes. Of particular importance will be:

District councils

District councils (and other Local Planning Authorities) translate policies contained in the Structure Plan into site specific allocations of land and more detailed policies through the preparation of Local Development Frameworks. These provide the context for deciding planning applications. District councils can also influence the implementation of the Structure Plan through related strategies and initiatives covering issues such as economic development, town centres and environmental improvements or investment programmes such as housing.

Government

Government departments fund a wide range of investment programmes such as transport spending, supporting agriculture and rural enterprises, and environmental and economic initiatives.

North West Regional Development Agency

Is responsible for bringing forward economic opportunities, employment land and funding a wide range of initiatives. They are responsible for the two local regeneration companies.

Countryside Agency

Is responsible for bringing forward and funding a wide range of environmental and social initiatives effecting rural areas and communities.

Environment Agency

The regulatory function of the Environment Agency works through the Structure Plan (and Local Development Frameworks) to prevent development polluting water resources, increasing flooding or putting life at risk. The Agency also funds a range of environmental initiatives and sea and watercourse defence works.

Other public sector agencies

There are a number of other key agencies that will play their role in the implementation of the plan. They include Cumbria Inward Investment Agency, local enterprise companies, English Heritage and the Cumbria Tourist Board.

Utility companies

Structure Plan (and Local Development Frameworks) and the Utility Companies need to work together to ensure that new development is capable of being serviced and where appropriate new investment in services is programmed and delivered.

Private developers and commercial interests

The requirement for new development, as identified by the Structure Plan (and Local Development Frameworks), will for the most part, be implemented by private developers and commercial interests. By providing a facilitating framework the Structure Plan will enable desirable new development to be brought forward. The onus will be on developers to demonstrate they fulfil the requirement of policy through the submission of their planning applications.

Registered social landlords and housing associations

Will enable the communities need for affordable housing that cannot be achieved through the private house building market to be met.

Voluntary sector

Has a useful role in addition or in support of the public and private sectors in bringing forward a wide range initiatives and projects. They include economic, social and environmental programmes such as Groundwork Trust and Voluntary Action Cumbria.

Parish councils and local communities

Communities are increasingly involved in the way they would like to see the physical development of their areas articulated at the local level through community strategies, town, village or parish plans. The Structure Plan and Local Development Frameworks provide the context for influencing decisions on development in the local area.

Notes to the text

- 1 Technical Paper 1: The Relationship between Regional Planning Guidance and the Deposit Draft Policies Cumbria and Lake District Joint Structure Plan 2001–2016, Cumbria County Council, 2003
- 2 Achieving a Better Quality of Life, A Strategy for Sustainable Development for the UK, Office of the Deputy Prime Minister, 1999
- 3 Regional (Economic) Strategy, North West Development Agency, 2000
- 4 Technical Paper 2: Key Service Centres: Methodology, Cumbria County Council, 2003
- 5 Use Classes Order, 1987, DOE
- 6 Eden District Housing Needs Study, January 1999, and South Lakeland District Council Housing Needs Survey, 2002
- 7 The Scarborough Tourism Economic Activity Monitor (STEAM), 2000
- 8 Gross Value Added (GVA) figures to 2001, ONS, October 2003
- 9 Employment Land Assessment, Cumbria County Council, 2003
- 10 Technical Paper 3: Housing Requirement and Targets: Methodology, Cumbria County Council/Lake District National Park Authority, 2003
- 11 Technical Paper 4: Study of Housing Stress and Affordability in Cumbria by John Herington Associates, Cumbria County Council/Lake District National Park Authority, 2003
- 12 Economic Audit of ICT infrastructure in Cumbria, DTZ Pieda Consulting and Inter Connect Communications, 2000
- 13 Cumbria Landscape Classification, Cumbria County Council, 1995
- 14 Technical Paper 5: Landscape Character, Cumbria County Council, 2003
- 15 Cumbria Woodland Vision for Forestry and Woodlands, Cumbria Woodlands Forum, 1999
- 16 New and Renewable Energy – Prospects for the 21st Century, DTI, 1999
- 17 Energy White Paper, DTI, 1998
- 18 Energy Review, Performance and Innovation Unit, 2002
- 19 Power to Prosperity, Sustainability North West, 2001
- 20 Technical Paper 6: Planning for Renewable Energy Development in Cumbria by AXIS, Cumbria County Council/Lake District National Park Authority, 2003
- 21 Landfill Directive, EU, 2002
- 22 Waste Strategy 2002, DTI
- 23 National Waste Production Survey, Environment Agency, 1998/1999
- 24 Rural Services Survey, Countryside Agency, 2002
- 25 Technical Paper 7: Monitoring and Implementation, Cumbria County Council/Lake District National Park Authority, 2003
- 26 Technical Paper 8: Sustainability Appraisal of the (emerging) Cumbria and Lake District Joint Structure Plan 2001-2016 Deposit Draft, Cumbria County Council/Lake District National Park Authority, 2003.

Glossary

Anaerobic digestion

A process where biodegradable waste material is broken down in an enclosed vessel in the absence of oxygen. The solid product can be used for fertiliser and the gas by-products used to power electricity turbines or to generate heat.

Affordable Housing

Low cost market and subsidised housing irrespective of tenure, ownership or financial arrangements, available to people who cannot afford to occupy homes generally available to the local market.

Areas of Outstanding Natural Beauty (AONBs)

Designated by the Countryside Agency primarily to conserve and enhance natural beauty.

Best and Most Versatile Agricultural Land

Land falling within Grades 1, 2 or 3a of the Agricultural Land Classification system.

Biodiversity

The variability among living organisms from all sources including terrestrial, marine and other aquatic ecosystems and the ecological complexes of which they are part; this includes diversity within species, between species and of ecosystems.

Biomass

Wood resources and grown energy crops such as willow and poplar.

Business Uses

Defined in Class B of the Use Classes Order 1987 (as amended) as:

- B1 business use, comprising:
 - offices other than financial or professional
 - research and other development of products or processes
 - light industrial
- B2 general industrial
- B8 storage or distribution.

Catchment Abstraction Management Strategies

The aims of Catchment Abstraction Management Strategies (CAMS) are to make more information on water resources and licensing practice available to the public, and also that they are developed in consultation with the local community and other interested parties. Water abstraction is the removal of water, (permanently or temporarily) from rivers, canals, reservoirs or underground strata. The main challenge in managing abstraction is to meet the needs of abstractors and other water users (eg. boat users), while leaving water in the environment to conserve aquatic habitats, especially during low river flows.

Community Strategies

Plans established under the Local Government Act 2000, which are developed through community participation, including collaboration with Local Strategic Partnerships, which seek to improve the economic, social and environmental well being of the area and its inhabitants.

Compulsory purchase

A power vested in local authorities and government agencies to purchase land or buildings from an owner unwilling to sell where the land or property is required in the public good.

Cumbria Biodiversity Action Plan

The Cumbria Biodiversity Action Plan was published by the Cumbria biodiversity Partnership in 2001. The purpose of the document is to promote the protection of vulnerable wildlife and habitats and to raise public awareness and understanding of the natural environment. The Action Plan indicates how national biodiversity targets will be met locally.

Development Plan

The Development Plan consists of the Structure Plan, the Minerals and Waste Local Development Framework and the relevant Local Development Framework.

Environmental assessment

Research carried out into the potential effect a development proposal would have on a range of environmental factors such as nature conservation interests, landscape provided and paid for by the proposed developer but agreed with the Local Authority.

Environmental Impact Assessment

The term 'Environmental Impact Assessment' (EIA) describes a procedure that must be followed for certain types of project before they can be given 'development consent'. The procedure is a means of drawing together, in a systematic way, an assessment of a project's likely significant environmental effects. This helps to ensure that the importance of the predicted effects, and the scope for reducing them, are properly understood by the public and the relevant competent authority before it makes its decision. EIAs enable environmental factors to be given due weight, along with economic or social factors, when planning applications are being considered. It helps to promote a sustainable pattern of physical development and land and property use in cities, towns and the countryside. If properly carried out, it benefits all those involved in the planning process.

Gross Value Added

Gross Value Added (GVA) measures the contribution to the economy of each individual producer, industry or sector in the UK. GVA is the difference between the value of goods and services produced and the cost of raw materials and other inputs that are used up in production.

Flood risk assessment

These can be of a relatively minor nature, evaluating a small development on a low risk site with minimal secondary effects, or may comprise major basin-wide studies for significant infrastructure developments. On occasions, preliminary or scoping studies may be undertaken prior to a fuller assessment. Developers should consult the Environment Agency and other relevant operating authorities to determine what information is already available on flood risk potentially affecting or affected by their site and its proposed development. A flood risk assessment is an essential element in the overall assessment of the economic viability of the development as well as its acceptability in planning terms. The detailed requirements of a flood risk assessment can be obtained from the Environment Agency.

Indigenous growth

New development generated by local people and businesses.

Land reclamation

Work carried out to land which removes or makes safe any contamination or dereliction so that it is capable of beneficial reuse.

Indicative floodplain map

The indicative floodplain map is produced by the Environment Agency and shows the natural river and coastal floodplains in England and Wales. A floodplain is the natural 'overspill' area when a river rises above its banks or when high tides or stormy seas cause flooding of low-lying coastal areas. River floodplains are coloured blue and coastal floodplains are coloured green on the map. Some areas are at risk of flooding from rivers and the sea. In this case the colour of the flooding with the greatest extent will be shown. They use the best information available based on computer models, survey data and historical records and are updated as new information becomes available.

Infrastructure

Services necessary to serve development eg. roads and footpaths, electricity, water, and sewerage.

Listed buildings

Buildings of special architectural or historic interest listed by the Secretary of State on the advice of English Heritage.

Local Nature Reserves (LNRs)

Habitats of local significance which make a useful contribution both to nature conservation and to the opportunities for the public to see, learn about and enjoy wildlife and established under the National Parks and Access to the Countryside Act 1949.

Mechanical and Biological Treatment of Waste

A facility using mechanical and biological processes to extract recyclable and compostable materials from mixed waste streams.

National Land Use Database (NLUD)

NLUD is a partnership with the Office of the Deputy Prime Minister (ODPM) and Ordnance Survey (OS). The Database is a collection of data on vacant and derelict sites and other previously developed land and buildings that may be available for redevelopment in England.

National Nature Reserves (NNRs)

Sites of Special Scientific Interest identified by English Nature as having sufficient national importance to warrant management by or for English Nature.

Parish Plans

Parish Plans are a vision of how communities would like to see their town or village develop. They help rural communities have a greater say in their own affairs, setting out a vision for the future of their town or village and can form a foundation for other applications or local action. Parish Plans should reflect the policies of the local authority's local development plan and identify how they can be put into practice in the local community.

Photovoltaics

Cells used to convert solar energy into electrical energy.

Previously developed land

Land which is or was occupied by a permanent structure and associated infrastructure. The definition covers the whole curtilage of the development including incidental open space. It can be found in urban or rural areas and includes Ministry of Defence buildings and land used for mineral extraction and waste disposal where provision for restoration has not been made. It excludes agricultural or forestry buildings, land within urban areas such as parks and allotments and land which although previously used has through the process of time blended into the landscape. (Annex C of PPG3)

Proximity principle

Disposing of waste water as near as practicable to its place of production.

Pyrolysis

The thermal degradation of organic waste in the absence of oxygen to produce a carbonaceous char, oils and combustible gases.

Ramsar sites

Sites designated by the Government under the Ramsar Convention to protect wetlands that are of international importance, particularly as waterfowl habitats.

Regionally Important Geological or Geomorphological Sites (RIGGs)

Non statutory sites worthy of protection for their educational, research, historical or aesthetic importance, selected and conserved at a local level by voluntary groups but recognised by English Nature and local authorities as of regional importance.

Renewable energy

Energy flows that occur naturally and repeatedly in the environment and which can be replenished if harnessed. They include energy from the sun, wind, sea and water. Plant material and combustible or digestible industrial, agricultural and domestic waste materials are also normally categorised as renewable sources.

Route Management Strategy (RMS)

A Route Management Strategy is a technique being developed by the Highways Agency to provide a framework for managing individual trunk routes as part of wider transport networks. Route Management Strategies will interlock with Local transport strategies (set out in Local transport Plans) within the context established by regional planning guidance.

Rural diversification

The development of a wider range of economic activities linked to the rural economy and designed to support those people engaged in a rural way of life.

Scheme of Management (coastal)

Identifies conservation measures and action needed to avoid the deterioration of the natural habitats and species for which European Marine Sites have been designated.

Section 3 Conservation Map

A map which each National Park Authority is required to prepare and which shows mountain, moor and heath, woodlands and coastal features the natural beauty of which the Authority feels is particularly important to conserve.

Shoreline Management Plans

Provide a strategic framework for the Management of the coastal zone including development and coastal defence.

Sites of Special Scientific Interest (SSSIs)

Sites identified by English Nature as being of special value by reason of any flora, fauna, geological or physiographic features.

Social inclusion

The needs of all members of society are met in a way that enables them to develop their own potential.

Special Areas of Conservation (SACs)

Areas designated by the UK Government under the European Community Conservation and of Natural Habitats and Wild Flora Directive for the contribution they make to the survival of species and habitats of European importance.

Special Protection Areas (SPAs)

Areas designated by the UK Government under the European Community Conservation of Wild Birds Directive which requires special measures to be taken to conserve the habitat of certain wild birds.

Sustainability Appraisal

A Sustainability Appraisal involves assessing the extent to which the proposed land use policies will contribute to sustainable development and making recommendations, where appropriate, to help during the preparation of planning policies to ensure that the policy outcomes will support sustainable development. In addition, the Sustainability appraisal for the Structure Plan included assessment against the Lake District National Parks main aims which include: to conserve and enhance the natural beauty, wildlife and cultural heritage of the Park; and to promote opportunities for the understanding and enjoyment of the special qualities of the National park by the public.

Sustainable development

Development which meets the needs of the present without compromising the ability of future generations to meet their own needs. (Bruntland Commission 1987).

Sustainable pattern of development

Development, which through its location, seeks to secure sustainable development (see above), including, addressing the needs of existing communities and reducing the need to travel.

Sustainable (urban) drainage systems

A means of controlling surface water run off as close as possible to its origin before it enters a watercourse. Such measures aim to reduce the speed and volume of run off.

Transport Assessments

Replace 'Traffic Impact Assessments' and are submitted alongside planning applications giving details, consistent with the scale of development, of the transport aspects of the application. The assessment should cover access to the site by all modes and the likely modal split of journeys to and from the site. It should give details on measures proposed to improve access by public transport, walking and cycling, to reduce the need for parking and to mitigate transport impacts.

Travel Plan

Is a package of measures for a specific site aimed at reducing reliance on the car and promoting sustainable transport alternatives. Depending on site circumstances it addresses commuter journeys, business travel undertaken by staff, visitors, deliveries and fleet vehicles.

UNESCO

UNESCO is the United Nations Educational, Scientific and Cultural Organisation. Through its strategies and activities, UNESCO actively pursues to halve the proportion of people living in extreme poverty in developing countries; achieve universal primary education in all countries; eliminate gender disparity in primary and secondary education; and help countries implement a national strategy for sustainable development to reverse current trends in the loss of environmental resources.

Urban Potential (Capacity) Studies

In accordance with national policy, Local Planning Authorities are required to undertake Urban Potential (Capacity) Studies. This is in order to establish how much additional housing can be accommodated within urban areas, and to indicate the potential for development on brownfield land. The study should help determine targets for the recycling of buildings and land, and also inform the application of the sequential test.

Use Class

All development is categorised into different types of use by the Use Classes Order 1987. This has implications for the need to obtain planning permission should a person wish to use the land or building in another way.

Windfall development

Development proposals eg. housing and employment that are brought forward because of unforeseen opportunities, normally as a result of the readiness of a land or building owner to sell land, and for which no allocation was made when the Local Development Framework for that area was prepared.

Schedule 1: Relationship between Regional Spatial Strategy and Structure Plan policies

This schedule is indicative of the relationship between the Structure Plan and the Regional Spatial Strategy, March 2003. However the Regional Spatial Strategy contains significant cross references between policies which are not described here. For full understanding of policy linkages the Regional Spatial Strategy itself should be consulted.

Regional Spatial Strategy	Relevant Structure Plan Policies
Policy DP1 Economy in the use of land and buildings	ST3 Principles applying to all development ST5 New development and key service centres outside the Lake District National Park ST6 Development within key service centres in the Lake District National Park ST7 Development to sustain rural communities
Policy DP2 Enhancing the quality of life	ST1 A sustainable vision for Cumbria ST3 Principles applying to all development T30 Transport assessments T31 Travel plans E34 Areas and features of national and international conservation importance L55 Local services and facilities L56 Health, education and training facilities
Policy DP3 Quality in new development	ST2 Assessing impact on sustainability ST3 Principles applying to all development T30 Transport assessments T32 Car parking standards
Policy DP4 Promoting sustainable economic growth and competitiveness and social inclusion	ST1 A sustainable vision for Cumbria ST5 New development and key service centres outside the Lake District National Park ST7 Development to sustain rural communities EM13 Employment land provision EM14 Development of employment land for other purposes EM15 Employment development in rural areas EM16 Tourism development
Policy SD1 The North West Metropolitan Area	Not relevant
Policy SD2 Other settlements within the North West Metropolitan Area	Not relevant

Regional Spatial Strategy	Relevant Structure Plan Policies
Policy SD3 Key towns and cities outside the North West Metropolitan Area	<p>ST5 New development and key service centres outside the Lake District National Park</p> <p>ST6 Development within key service centres in the Lake District National Park</p> <p>ST7 Development to sustain rural communities</p> <p>ST8 The City of Carlisle</p> <p>ST9 North Cumbria</p> <p>ST10 Furness and West Cumbria</p> <p>ST11 South and East Cumbria</p> <p>ST12 Lake District National Park</p> <p>T24 The Strategic Transport Networks</p> <p>T29 Safeguarding future transport schemes</p> <p>L52 Town centres</p> <p>L53 Access and town centres</p> <p>L54 Retail, leisure and office development</p> <p>L55 Local services and facilities</p> <p>L56 Health, education and training facilities</p> <p>L57 Leisure and recreation spaces</p> <p>L58 Regional Parks</p>
Policy SD4 Maintaining urban form and setting, and the treatment of North Cheshire	<p>ST3 Principles applying to all development</p> <p>ST5 New development and key service centres outside the Lake District National Park</p> <p>L58 Regional Parks</p>
Policy SD5 The Green Belts	Not relevant
Policy SD6 Settlement boundaries in areas not covered by Green Belt	Not relevant will be addressed through Local Plans
Policy SD7 The North West's Coast	<p>ST10 Furness and West Cumbria</p> <p>T26 Ports and airports facilities</p> <p>C41 Development on the Coast</p> <p>C43 Coastal and flood defence</p>

Regional Spatial Strategy	Relevant Structure Plan Policies
Policy SD8 Development in the wider countryside	ST7 Development to sustain rural communities ST4 Major development proposals EM15 Employment development in rural areas EM16 Tourism H19 Affordable housing outside the Lake District National Park H20 Housing in the Lake District National Park H21 Allocation of sites within the Lake District National Park for social housing H22 Exception sites within the Lake District National Park E39 Enhancement of the built and natural environment L55 Local services and facilities
Policy SD9 The Regional Transport Strategy	Will be addressed by the Regional Transport Strategy
Policy EC1 Strengthening the regional economy	ST3 Principles applying to all development EM13 Employment land provision EM14 Development of employment land for other purposes EM15 Employment development in rural areas EM16 Tourism T26 Ports and airports facilities T28 Freight
Policy EC2 Manufacturing industry	ST5 New development and key service centres outside the Lake District National Park EM13 Employment land provision L56 Health, education and training facilities
Policy EC3 Knowledge-based industries	EM13 Employment land provision L56 Health, education and training facilities
Policy EC4 Business clusters	EM13 Employment land provision L56 Health, education and training facilities
Policy EC5 Regional investment sites	ST7 The City of Carlisle EM13 Employment land provision
Policy EC6 The regeneration challenge: Bringing the benefits of economic growth to areas of acute need	ST9 Furness and West Cumbria EM13 Employment land provision EM14 Development of employment land for other purposes EM16 Tourism T24 The Strategic Transport Networks T25 New road building and traffic management T29 Safeguarding future transport schemes E39 Enhancement of the built and natural environment L56 Health, education and training facilities
Policy EC7 Warehousing and distribution	EM13 Employment land provision T26 Ports and airports facilities T28 Freight
Policy EC8 Town centres – retail, leisure and office development	L52 Town centres L53 Access and town centres L54 Retail, leisure and office development
Policy EC9 Tourism and recreation	ST10 Furness and West Cumbria EM16 Tourism T24 The Strategic Transport Networks E34 Areas and features of national and international conservation importance

Regional Spatial Strategy	Relevant Structure Plan Policies
Policy EC9 Tourism and recreation cont...	L57 Leisure and recreation spaces L58 Regional Parks
Policy EC10 Sport	L57 Leisure and recreation spaces L58 Regional Parks
Policy UR1 Urban renaissance	ST3 Principles applying to all development ST5 New development and key service centres outside the Lake District National Park ST7 Development to sustain rural communities ST8 The City of Carlisle ST9 North Cumbria ST10 Furness and West Cumbria EM13 Employment land provision EM14 Development of employment land for other purposes H17 Scale of housing provision H23 Housing renewal L52 Town centres L53 Access and town centres L54 Retail, leisure and office development L55 Local services and facilities L56 Health, education and training facilities
Policy UR2 An inclusive social infrastructure	ST1 A sustainable vision for Cumbria ST2 Assessing Impact on Sustainability ST3 Principles applying to all development L55 Local services and facilities L56 Health, education and training facilities
Policy UR3 Promoting social inclusion through urban accessibility and mobility	ST1 A sustainable vision for Cumbria ST3 Principles applying to all development ST5 New development and key service centres outside the Lake District National Park ST8 The City of Carlisle ST10 Furness and West Cumbria T26 Ports and airports facilities T27 Public passenger transport T29 Safeguarding future transport schemes E39 Enhancement of the built and natural environment L53 Access and town centres
Policy UR4 Setting targets for the recycling of land and buildings	H18 Targets for the recycling of land and buildings
Policy UR5 Existing commitments in development plans	EM13 Employment land provision EM14 Development of employment land for other purposes H18 Targets for the recycling of land and buildings L52 Town centres
Policy UR6 Existing housing stock and housing renewal	H23 Housing renewal
Policy UR7 Regional housing provision	H17 Scale of housing provision H18 Targets for the recycling of land and buildings H19 Affordable housing outside the Lake District National Park H21 Allocation of sites within the Lake District National Park for social housing

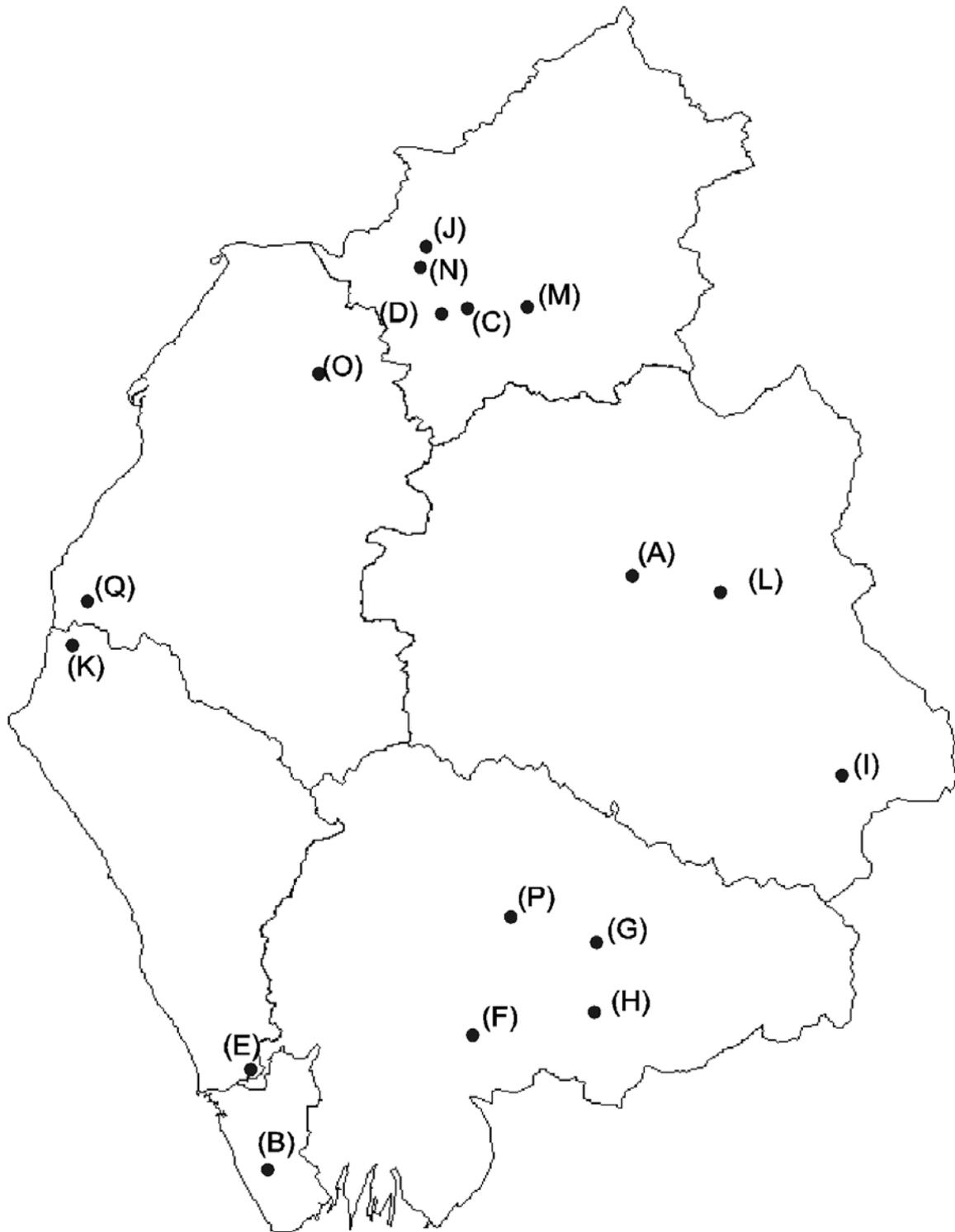
Regional Spatial Strategy	Relevant Structure Plan Policies
Policy UR7 Regional housing provision	H22 Exception sites within the Lake District National Park H23 Housing renewal
Policy UR8 A phasing mechanism for release of housing land	H17 Scale of housing provision
Policy UR9 Affordable housing	H19 Affordable housing outside the Lake District National Park H21 Allocation of sites within the Lake District National Park for social housing H22 Exception sites within the Lake District National Park
Policy UR10 Greenery, urban greenspace and the public realm	E39 Enhancement of the built and natural environment L57 Leisure and recreation spaces L58 Regional Parks
Policy UR11 Urban fringe	ST3 Principles applying to all development E39 Enhancement of the built and natural environment
Policy UR12 Regional Park resources	L58 Regional Parks
Policy CZ1 Defining the Coastal Zone	ST5 New development and key service centres outside the Lake District National Park C41 Development on the Coast
Policy CZ2A Coastal Development	ST10 Furness and West Cumbria T26 Ports and airports facilities C41 Development on the Coast
Policy CZ2B Coastal Defence	C43 Coastal and flood Defence
Policy CZ3 Coastal Communities and Economic Development	ST10 Furness and West Cumbria EM13 Employment land provision EM16 Tourism T26 Ports and airports facilities C41 Development on the Coast
Policy RU1 Sustainable Agriculture	ST3 Principles applying to all development ST7 Development to sustain rural communities EM15 Employment development in rural areas E34 Areas and features of national and international conservation importance E35 Areas and features of nature conservation interests other than those of national and international conservation importance E37 Landscape character E38 Historic environment
Policy RU2 Diversification of the Rural Economy	ST5 New development and key service centres outside the Lake District National Park ST7 Development to sustain rural communities EM15 Employment development in rural areas EM16 Tourism
Policy RU3 Housing Needs in Rural Areas	ST7 Development to sustain rural communities H19 Affordable housing outside the Lake District National Park H20 Housing in the Lake District National Park H21 Allocation of sites within the Lake District National Park for social housing H22 Exception sites within the Lake District National Park

Regional Spatial Strategy	Relevant Structure Plan Policies
Policy RU4 Local Services in Rural Areas	ST5 New development and key service centres outside the Lake District National Park T33 Telecommunications L52 Town centres L53 Access and town centres L55 Local services and facilities L56 Health, education and training facilities
Policy RU5 Rural Transport and Accessibility	ST2 Assessing impact on sustainability ST5 New development and key service centres T25 New road building and traffic management L53 Access and town centres
Policy ER1 Management of the North West's Natural, Built and Historic Environment	E34 Areas and features of national and international conservation importance E35 Areas and features of nature conservation interests other than those of national and international conservation importance E36 Landscapes of county importance E37 Landscape character E38 Historic environment E39 Enhancement of the built and natural environment
Policy ER2 Landscape character	ST12 Lake District National Park EM16 Tourism E34 Areas and features of national and international conservation importance E37 Landscape character E39 Enhancement of the built and natural environment
Policy ER3 Built heritage	E34 Areas and features of national and international conservation importance E37 Landscape character E38 Historic environment
Policy ER4 Contribution of built heritage to regeneration	ST8 The City of Carlisle ST10 Furness and West Cumbria E34 Areas and features of national and international conservation importance E37 Landscape character E38 Historic environment
Policy ER5 Biodiversity and nature conservation	ST3 Principles applying to all development E34 Areas and features of national and international conservation importance E35 Areas and features of nature conservation interests other than those of national and international conservation E39 Enhancement of the natural and built environment
Policy ER6 Woodlands	E40 Woodlands
Policy ER7 Water resources	ST3 Principles applying to all development ST5 New development and key service centres outside the Lake District National Park
Policy ER8 Development and flood risk	ST3 Principles applying to all development C41 Development on the Coast C42 Flood risk and development C43 Coastal and flood defence

Regional Spatial Strategy	Relevant Structure Plan Policies
Policy ER9 Minerals extraction	T26 Ports and airports facilities T28 Freight R46 Safeguarding mineral resources R47 Mineral extraction outside the Lake District National Park R48 Mineral extraction in the Lake District National Park and AONBs
Policy ER10 Land-won aggregates	R46 Safeguarding mineral resources R47 Mineral extraction outside the Lake District National Park
Policy ER11 Secondary and recycled aggregates	ST3 Principles applying to all development R49 Waste recovery facilities
Policy ER12 Marine dredged aggregates	Not relevant, Structure Plan no jurisdiction off shore
Policy ER13 Renewable energy and energy efficiency	ST3 Principles applying to all development R44 Renewable energy outside the Lake District National Park and AONBs R45 Renewable energy in the Lake District National Park and AONB R50 Thermal treatment and energy recovery from waste plants
Policy EQ1 Tackling derelict land and contamination issues	Will be addressed by the NWRA and NWDA But following Structure Plan policy relevant: L58 Regional Parks
Policy EQ2 Air quality	ST3 Principles applying to all development ST5 New development and key service centres outside the Lake District National Park ST7 Development to sustain rural communities T24 The Strategic Transport Networks T27 Public passenger transport T28 Freight T30 Transport assessments T31 Travel plans
Policy EQ3 Water quality	ST3 Principles applying to all development ST5 New development and key service centres outside the Lake District National Park
Policy EQ4 Principles governing a regional approach to sustainable waste management	Will be addressed through Waste Management Strategy
Policy EQ5 A regional approach to waste management	Will be addressed through Waste Management Strategy But following Structure Plan policies relevant: R49 Waste recovery facilities R51 Residual waste and landfill
Policy EQ6 Waste management facilities	ST3 Principles applying to all development ST4 Major development proposals R49 Waste recovery facilities
Policy EQ7 Radioactive waste	ST4 Major development proposals
Policy T1 Integrating transport networks in the North West	Will be addressed through the Regional Transport Strategy and the Cumbria Local Transport Plan But following Structure Plan policy relevant: T24 The Strategic Transport Networks

Regional Spatial Strategy	Relevant Structure Plan Policies
Policy T2 The Regional Rail Network	Will be addressed through the Regional Transport Strategy and the Cumbria Local Transport Plan But following Structure Plan policies relevant: T27 Public passenger transport T28 Freight T29 Safeguarding future transport schemes
Policy T3 The Regional Highway Network	Will be addressed through the Regional Transport Strategy and the Cumbria Local Transport Plan But following Structure Plan policies relevant: T24 The Strategic Transport Networks T25 New road building and traffic management T30 Transport assessments
Policy T4 Road Safety	Will be addressed through the Regional Transport Strategy and the Cumbria Local Transport Plan
Policy T5 The Region's Airport	Will be addressed through the Regional Transport Strategy and the Cumbria Local Transport Plan But following Structure Plan policies relevant: ST8 The City of Carlisle T26 Ports and airports facilities
Policy T6 The region's ports and strategic inland waterways	Will be addressed through the Regional Transport Strategy and the Cumbria Local Transport Plan But following Structure Plan policies relevant: ST10 Furness and West Cumbria T26 Ports and airports facilities
Policy T7 Freight transport	Will be addressed through the Regional Transport Strategy and the Cumbria Local Transport Plan But following Structure Plan policy relevant: T28 Freight
Policy T8 The National Cycle Network	Will be addressed through the Regional Transport Strategy and the Cumbria Local Transport Plan But following Structure Plan policies relevant: T24 The Strategic Transport Networks T30 Transport assessments L53 Access and town centres
Policy T9 Demand management	Will be addressed through the Regional Transport Strategy and the Cumbria Local Transport Plan But following Structure Plan policies relevant: T25 New road building and traffic management T31 Travel Plans T32 Car parking standards L53 Access and town centres
Policy T10 Regional priorities for transport investment and management	Will be addressed through the Regional Transport Strategy and the Cumbria Local Transport Plan But following Structure Plan policies relevant: T24 The Strategic Transport Networks T28 Freight T29 Safeguarding future transport schemes

Schedule 2: Safeguarded transport schemes (January 2003)



A66(T) Improvements East of Penrith (A)

Dualling of remaining sections of single carriageway between Penrith and Brough. Lead authority – Highways Agency. DfT Preparation Pool

Barrow Freight Depot (B)

Local, Open Access, Road/Rail Freight Interchange Facility.
Lead authority – Barrow-in-Furness Borough Council/Private Investment

Carlisle Freight Avoidance Line (C)

Re-opening of disused freight line to bypass Citadel Station.
Lead authority – Strategic Rail Authority

A595 Carlisle Northern Development Route (D)

Northwestern bypass of Carlisle linking M6 Jcn 44, Greymoorhill Interchange, to A595, Wigton Road. Provides access to Kingmoor Park Strategic Employment Site and new crossing of River Eden.
Lead Authority – Cumbria County Council. Approved LTP Major Scheme.

Duddon Estuary (E)

Road crossing of Duddon Estuary between A595 Askam-in-Furness and A5093 Millom.
Lead Authority - Cumbria County Council. Potential LTP Major Scheme.

A590(T) High and Low Newton Bypass (F)

Western bypass of Lake District villages on main road access to Furness from M6.
Lead authority – Highways Agency. DfT Targeted Programme of Improvements.

Kendal Northern Link (G)

Northern Bypass of Kendal between A591, Kendal Western Bypass, and A6 giving access to business sites on A6 from the south avoiding Kendal Town Centre.
Lead authority – Cumbria County Council. Potential LTP Major Scheme.

Kendal to Lancaster Canal (H)

Restoration of northern section to connect Kendal to national waterways network.
Lead authority – British Waterways

A685 Kirkby Stephen Bypass (I)

Western Bypass of last remaining settlement to complete upgrading of Primary Route Network link between M6 at Tebay and A66 at Brough. Lead authority – Cumbria County Council. Potential LTP Major Scheme

M6 Extension (J)

Upgrade of A74 to complete motorway provision between M6 Jcn 44, Greymoorhill Interchange and M74 at Guardsmill on Scottish Border. Lead authority – Highways Agency. DfT Targeted Programme of Improvements.

A595(T) Parton to Lillyhall improvement (K)

Realignment of substandard main road access to Whitehaven and Sellafield bypassing Common End, Distington.

Lead authority – Highways Agency. DfT Targeted Programme of Improvements

A66(T) Temple Sowerby Bypass and Winderwath improvement (L)

Bypass of largest remaining community and an adjacent substandard section of trans-Pennine route between M6, Penrith and A1, Scotch Corner.

Lead authority – Highways Agency. DfT Targeted Programme of Improvements.

A69(T) Warwick Bridge Bypass (M)

Bypass of last remaining community on Trans European Road Network link between M6, Carlisle and A1, Newcastle-upon-Tyne.

Lead authority – Highways Agency. Potential DfT scheme.

Waverley Line (N)

Disused railway trackbed from Carlisle to Edinburgh via Longtown and Scottish Borders with potential for future transport purposes.

Lead authority unidentified.

Wigton Bypass (O)

Bypass for traffic using B5305/B5302 route between M6 Jcn 41, Penrith and Silloth.

Lead authority – Cumbria County Council. LTP Priority Transport Investment Scheme.

Windermere Branch Line (P)

Speed and capacity improvements up to full dualling standard from West Coast Main Line Oxenholme Junction to Windermere.

Lead authority – Strategic Rail Authority.

A597 Workington Southern Link (Q)

Improved access to Derwent Howe Business area of Western Workington from A595 Trunk Road avoiding town centre and residential streets.

Lead authority – Cumbria County Council. Potential LTP Major Scheme.

Schedule 3: Thresholds and criteria for energy developments within Environmental Impact Assessment Regulations 1999 (SI 1999/293)

Schedule 2 Development thresholds (energy industry only):

- | | |
|---------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a Industrial installations for the production of electricity, steam and hot water (unless included in Schedule 1); | The area of the development exceeds 0.5 hectare |
| b Industrial installations for carrying gas, steam and hot water; | The area of the works exceeds 1 hectare |
| c Surface storage of natural gas; | <ul style="list-style-type: none"> i The area of any new building, deposit or structure exceeds 500m²; or ii A new building, deposit or structure is to be sited within 100m of any controlled waters. |
| d Underground storage of combustible gases; | <ul style="list-style-type: none"> i The area of any new building, deposit or structure exceeds 500m²; or ii A new building deposit or structure is to be sited within 100m of any controlled waters. |
| e Surface storage of fossil fuels; | <ul style="list-style-type: none"> i The area of any new building, deposit or structure exceeds 500m²; or ii A new building deposit or structure is to be sited within 100m of any controlled waters. |
| f Industrial briquetting of coal and lignite; | The area of new floorspace exceeds 1,000 square metres. |
| g Installations for the processing and storage of radioactive waste (unless included in Schedule 1); | <ul style="list-style-type: none"> i The area of new floorspace exceeds 1,000 square metres; or ii The installation resulting from the development will require an authorisation or the variation of an authorisation under the Radioactive Substances Act 1993. |
| h Installations for hydroelectric energy production; | The installation is designed to produce more than 0.5 megawatts |
| i Installations for the harnessing of wind power for energy production (wind farms). | <ul style="list-style-type: none"> i The development involves the installation of more than two turbines; or ii The hub height of any turbine or height of any other structure exceeds 15m. |

Schedule 3 Criteria for screening Schedule 2 development:

1 Characteristics of development

- a** the size of the development;
- b** the cumulation with other development;
- c** the use of natural resources;
- d** the production of waste;
- e** Pollution and nuisances;
- f** the risk of accidents, having regard in particular to substances or technologies used.

2 Location of development

The environmental sensitivity of geographical areas likely to be affected by development must be considered, having regard, in particular, to:

- a** the existing land use;
- b** the relative abundance, quality and regenerative capacity of natural resources in the area;
- c** the absorption capacity of the natural environment, paying particular attention to the following areas:
 - i** wetlands;
 - ii** coastal zones;
 - iii** mountain and forest areas;
 - iv** nature reserves and parks;
 - v** areas classified or protected under Member States' legislation; areas designated by Member States pursuant to Council Directive 79/409/EEC on the conservation of wild birds and Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora;
 - vi** areas in which the environmental quality standards laid down in Community legislation have already been exceeded;
 - vii** densely populated areas;
 - viii** landscapes of historical, cultural or archaeological significance.

3 Characteristics of the potential impact

The potential significant effects of development must be considered in relation to criteria set out under paragraphs 1 and 2 above, and having regard in particular to:

- a** the extent of the impact
(geographical area and size of the affected population);
- b** the transfrontier nature of the impact;
- c** the magnitude and complexity of the impact;
- d** the probability of the impact;
- e** the duration, frequency and reversibility of the impact.

List of policies and areas to which they refer

Policy	All (or parts) of Cumbria outside the National Parks and Areas of Outstanding Natural Beauty	Lake District National Park	Areas of Outstanding Natural Beauty
ST1	•	•	•
ST2	•	•	•
ST3	•	•	•
ST4	•	•	•
ST5	•		•
ST6		•	
ST7	•	•	•
ST8	•		
ST9	•		•
ST10	•		
ST11	•		•
ST12		•	
EM13	•	•	•
EM14	•	•	•
EM15	•	•	•
EM16	•	•	•
H17	•	•	•
H18	•		•
H19	•		•
H20		•	
H21		•	
H22		•	
H23	•	•	•
T24	•	•	•
T25	•	•	•
T26	•		
T27	•	•	•
T28	•	•	•
T29	•	•	•
T30	•	•	•
T31	•	•	•
T32	•	•	•
T33	•	•	•
E34	•	•	•
E35	•	•	•
E36	•	•	•
E37	•	•	•
E38	•	•	•
E39	•	•	•
E40	•	•	•

Policy	All (or parts) of Cumbria outside the National Parks and Areas of Outstanding Natural Beauty	Lake District National Park	Areas of Outstanding Natural Beauty
C41	•	•	•
C42	•	•	•
C43	•	•	•
R44	•		
R45		•	•
R46	•	•	•
R47	•		
R48		•	•
R49	•	•	•
R50	•	•	•
R51	•	•	•
L52	•	•	•
L53	•	•	•
L54	•	•	•
L55	•	•	•
L56	•	•	•
L57	•	•	•
L58	•	•	•

Key diagram

- ST 5 New development and key service centres (outside Lake District National Park)
 -  ST 8 City of Carlisle
 -  ST 9 North Cumbria
 -  ST 10 Furness and West Cumbria
 -  ST 11 South and East Cumbria
 -  ST 12 Lake District National Park
 -  E36 Landscape Character (of County Importance)
 - T26 Ports and Airports facilities
 - R49 Waste Recovery Facilities
 - L58 Regional Parks
 -  Areas of Outstanding Natural Beauty
 -  Heritage Coast
 -  Railways
 -  Roads
 -  Motorway
 -  Undeveloped Coast
 -  Developed Coast
 -  Ports
 -  Airport
- }As included in the Strategic Network (see figure 7)

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If you require the Structure Plan
in another format (e.g. CD, audio
cassette, Braille or large type) or
in another language, please
telephone 01228 601197.

আপনি যদি এই তথ্য আপনার নিজের ভাষায় পেতে চান তাহলে অনুগ্রহ
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Jeigu norėtumėte gauti šią informaciją savo kalba,
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W celu uzyskania informacji w Państwa języku proszę
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