



# Allerdale Borough Council



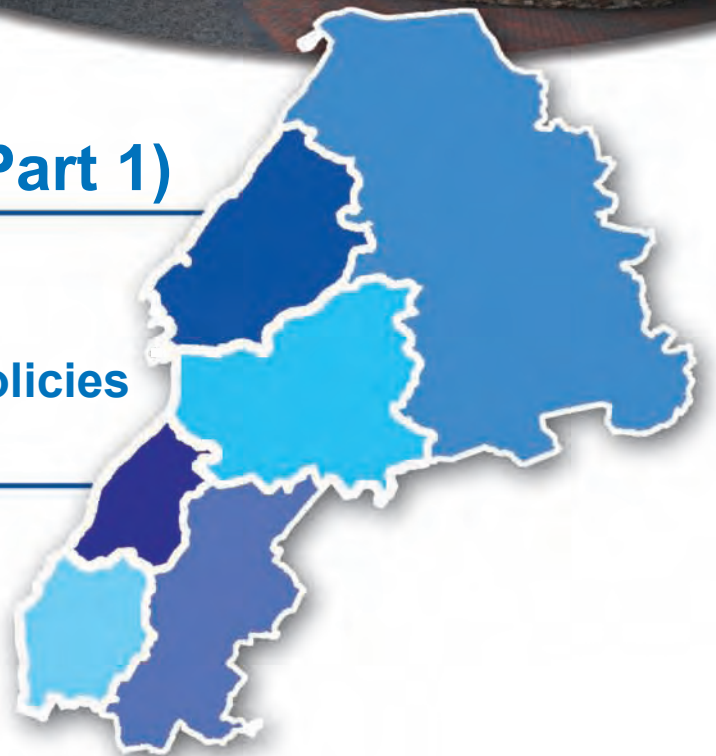
## Allerdale Local Plan (Part 1)

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Strategic and  
Development Management Policies

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July 2014



## Foreword

To meet the needs of Allerdale's communities we need a plan that provides for new jobs to diversify and grow our economy and new homes for our existing and future population whilst balancing the need to protect the natural and built environment.

This document, which covers the area outside the National Park, forms the first part of the Allerdale Local Plan and contains the Core Strategy and Development Management policies. It sets a clear vision, for the next 15 years, for how new development can address the challenges we face. The Core Strategy will guide other documents in the Allerdale Local Plan, in particular the site allocations which will form the second part of the plan.



This document is the culmination of a great deal of public consultation over recent years, and extensive evidence gathering by the Council. The policies in the Plan will shape Allerdale in the future, helping to deliver sustainable economic development, jobs and much needed affordable housing for our communities.

A handwritten signature in black ink, appearing to read 'Mark Fryer'.

Councillor Mark Fryer  
Economic Growth Portfolio holder

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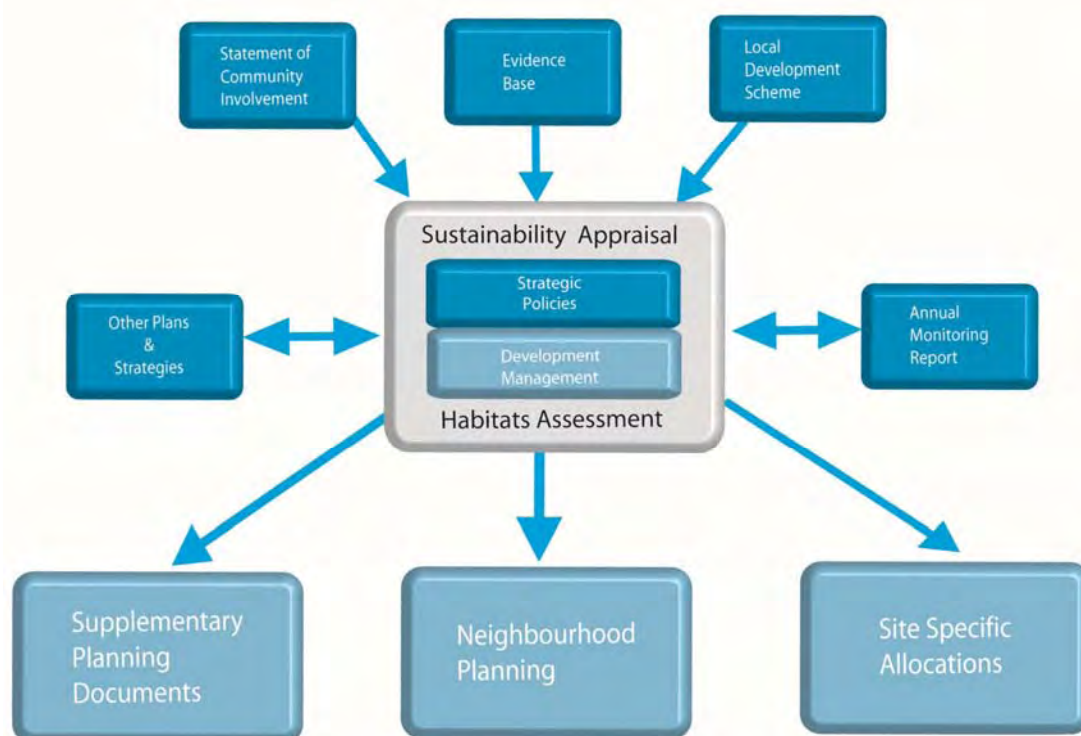
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### What is the Allerdale Local Plan?

1. The Allerdale Local Plan contains the Council's planning policies for the use and development of land up to 2029. The Plan covers the parts of Allerdale that are outside the Lake District National Park, as shown on the Key Diagram (Appendix 2).
2. The Local Plan determines how the planning system will help to shape your community, as part of the National Planning Policy Framework. The Plan contains the Council's main collection of planning policy documents outlining the growth and spatial strategy for the local area and planning policies for managing development proposals through the planning application process.
3. Together these policies guide and deliver the aspirations of not only Allerdale Borough Council but also other key service providers and stakeholders, whose input will be essential to the successful implementation of the Strategy



**Figure 1 Local Plan Structure**

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

### **Development Plan Documents (DPDs)**

5. These are statutory documents that provide the basis for all planning, development and conservation decisions in Allerdale. The principal component is the Local Plan which consists of both Strategic and Development Management Policies (Part 1). Over the next few years a Site Allocations Document will provide an important second part of the Local Plan, while other DPDs may, if required, include Neighbourhood Plans and Area Action Plans.
6. Site Allocations DPD will be the second part of the Local Plan. It allocates sites for a range of different uses such as housing, employment, open space and nature conservation having regard to the settlement hierarchy, the future role and function of each settlement/tier and the level of housing and employment growth identified in the Strategic Policies of the Local Plan. Furthermore, the process reviews the development boundaries of the towns and villages within the settlement hierarchy.

### **Supplementary Planning Documents (SPDs)**

7. These provide detailed guidance on various planning matters, including the interpretation of evidence base, and further explanation of the policies in the Development Plan Documents. SPDs can include design guides, area development briefs and masterplans; however, they must be justified and may only be used to help ensure delivery and successful implementation of policy.

### **Annual Monitoring Reports (AMRs)**

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

### **Statement of Community Involvement (SCI)**

9. This is the Council's statement on how the local community and others will be involved in the preparation of the Local Plan and the consideration of planning applications.

### **Evidence Base**

10. The Local Plan is supported by a number of evidence base documents that have both informed the preparation of policies, and will be used to help implement policies over the plan period. These documents accompany the Plan and as appropriate will be kept up-to-date over the plan period.

11. Evidence has been collected in all the key areas of policy and studies carried out covering; housing, employment, retail, climate change and energy, transport, environment, communities and infrastructure. Allerdale's evidence base documents are listed in the tables after each of the relevant policies and can be found online at [www.allerdale.gov.uk/localplan](http://www.allerdale.gov.uk/localplan).

### **Sustainability Appraisal**

12. A sustainability appraisal (SA) identifies and evaluates the impact of a plan on the economy, community and environment. It is produced alongside a new plan and suggests ways to avoid or reduce any adverse impacts arising from the plan as well as maximising positive impacts. Undertaking a sustainability appraisal of the Allerdale Local Plan is a statutory requirement of the Planning and Compulsory Purchase Act 2004.
13. To be effective, the sustainability appraisal must be an integral part of the plan making process and inform the development of alternative options. At the start of the plan preparation a sustainability appraisal scoping report was prepared which provided a baseline report covering the Plan Area and identified the sustainability issues, which the development plan seeks to address. Consultation on the scoping report and development of the appraisal has been carried out with the statutory consultees as specified in the Strategic Environmental Assessment Directive and other appropriate stakeholders.

### **Habitats Regulation Assessment**

14. Under Regulation 48 of the Habitats Regulations 1994 an Appropriate Assessment (AA) is required when a plan would be likely to have a significant effect on a European wildlife site. The scope of the AA will depend on the location, size and significance of the proposed plan. Scoping on the need for an AA was undertaken at the same time as the SA scoping report and was published for comment at the same time. As an AA is considered necessary it is published alongside the full sustainability appraisal for the Allerdale Local Plan. Natural England is the only statutory consultee with respect to Appropriate Assessment; however, the Council has engaged with other organisations that could have an interest in the scope and AA process.
15. It should be noted that an Appropriate Assessment is a self-contained step in a wider decision making process required by the Habitats Regulations. The conclusion of the Assessment has enabled the Council to understand whether a proposal or plan would adversely affect the integrity of protected wildlife and habitats, and therefore, develop appropriate policy and strategy.



## How to use the Plan

16. To ensure a comprehensive approach to sustainable development it is important that the Local Plan is read and used as whole. However, to aid understanding it is split up into policy sections. The first section sets the level of growth, spatial strategy, and other key development principles. These are followed by area-based policies that set a clear focus for each of the Locality areas highlighting key issues and helping the implementation of the plan.
17. The remaining strategic policies are thematic and relate to the overall development strategy as follows:
  - Housing;
  - Economy;
  - Sustainable Communities and Infrastructure;
  - Built and Historic Environment;
  - Natural Environment.



**Figure 2 Local Plan Content**

18. Each policy within the Local Plan is accompanied by explanatory text to aid understanding and implementation of the policy approach. In addition policies are linked directly to; national policy, local evidence, strategic objectives and other plans and strategies. Some cross-referencing to other policies in the Development Plan is also provided, but it should be noted that all policies within the Plan are mutually dependent and should be read together as a whole.

## **Neighbourhood Planning**

19. The Localism Act, 2011, introduced new rights and powers to allow local communities to shape new development by preparing Neighbourhood Plans.
20. The Local Plan provides the framework within which appropriate community-led planning policy documents can be brought forward, helping local communities to plan and shape decisions on future development in their areas. Neighbourhood plans must be in conformity with the strategic policies of the development plan (S1 - S37), but communities can develop new policies and proposals, and adapt development management policies and the forthcoming allocations in order to address local issues.
21. Allerdale Borough Council is committed to supporting local communities in neighbourhood planning, and in helping them to explore the right solution for their area. Once adopted Neighbourhood Plans form part of the Development Plan and can help ensure that planning decisions reflect the aspirations and needs of local communities. Neighbourhood Planning is optional, and as such the Council will produce a complete development plan to reflect the whole of the plan area.

## **Cross Boundary Working**

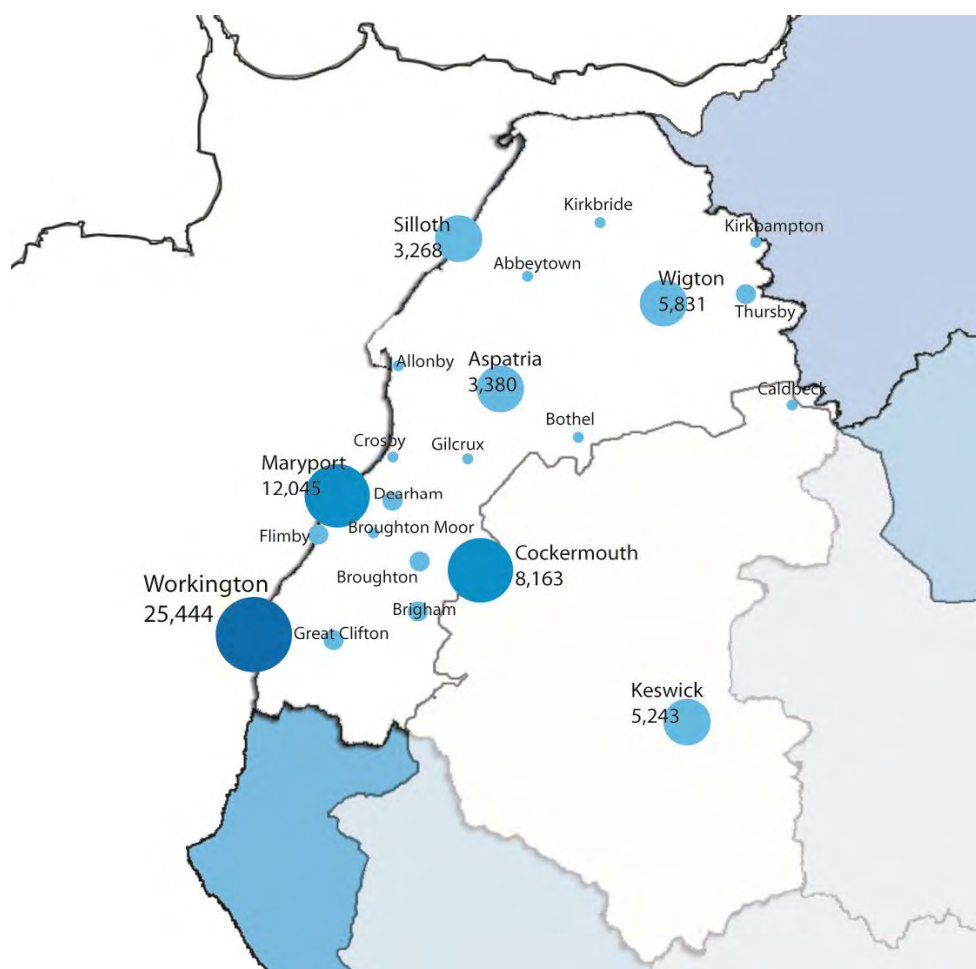
22. Allerdale Borough Council has prepared the Local Plan by working together with neighbouring local planning authorities and partners to ensure effective strategic planning and coordination of issues that have implications across administrative boundaries.
23. Allerdale now has a duty to cooperate in the preparation of development plan documents outlined in the National Planning Policy Framework (NPPF) and the Localism Act 2011. The Act requires the Council to engage constructively, actively and on an ongoing basis while, national planning policy expects local authorities to plan cooperatively on strategic issues and provide evidence of successful strategic cross boundary cooperation for examination as part of the Test of Soundness Examination.
24. Although much of the plan preparation process preceded the Localism Act and NPPF, the Council has a strong history of collaboration in strategic planning, with adjoining districts, at county and regional level through both Structure Plans and Regional Spatial Strategy.
25. A topic paper detailing how we have met our duty to cooperate has been produced and accompanies the Plan.

**What else is it delivering?**

26. The Local Plan will bring together and integrate many policies and programmes that have an influence across the Borough. There are a large number of plans and strategies that will be central to the Local Plan and will help to shape the policy direction in the various documents.
27. The Local Plan and especially the Strategic Policies consider the key planning issues facing the Borough and in so doing will help deliver the wider vision and priorities set out in Future Generation: A Strategy for Sustainable Communities in West Cumbria. Together with the Cumbria Sub-regional Spatial Strategy, the Allerdale Local Plan as a spatial planning framework can help provide the key spatial expression of the Sustainable Community Strategy, delivering its social, economic and environmental priorities and outcomes.
28. A key role of the Plan is also to develop a clear and effective relationship between the policies and proposals of the plan and other Council documents such as the Council Plan, Housing Strategy and locality plans; in addition to the County level Local Transport Plans and other key strategies such as those on health, communities and education. The Local Plan will directly deliver, or help to deliver, the objectives of these and other strategies as they relate to Allerdale.
29. Furthermore, it will assist the delivery of other strategies and policies such as Britain's Energy Coast: A Masterplan for West Cumbria and the West Cumbria Economic Blueprint.

### Allerdale: A Spatial Portrait

30. Allerdale is located in Cumbria in the northwest of England and is bordered to the west by the Solway Firth and Irish Sea, and to the north across the Solway, Scotland. Within Cumbria, Allerdale's neighbours include Carlisle City Council and Eden District Council to the east and to the south Copeland and South Lakeland District Councils. The southeast quarter of the Borough is covered by the Lake District National Park.
31. Allerdale Local Plan Area excludes the National Park and covers an area of 763km<sup>2</sup>.



**Figure 3 Population – Main Settlements** <sup>1</sup>

### Population

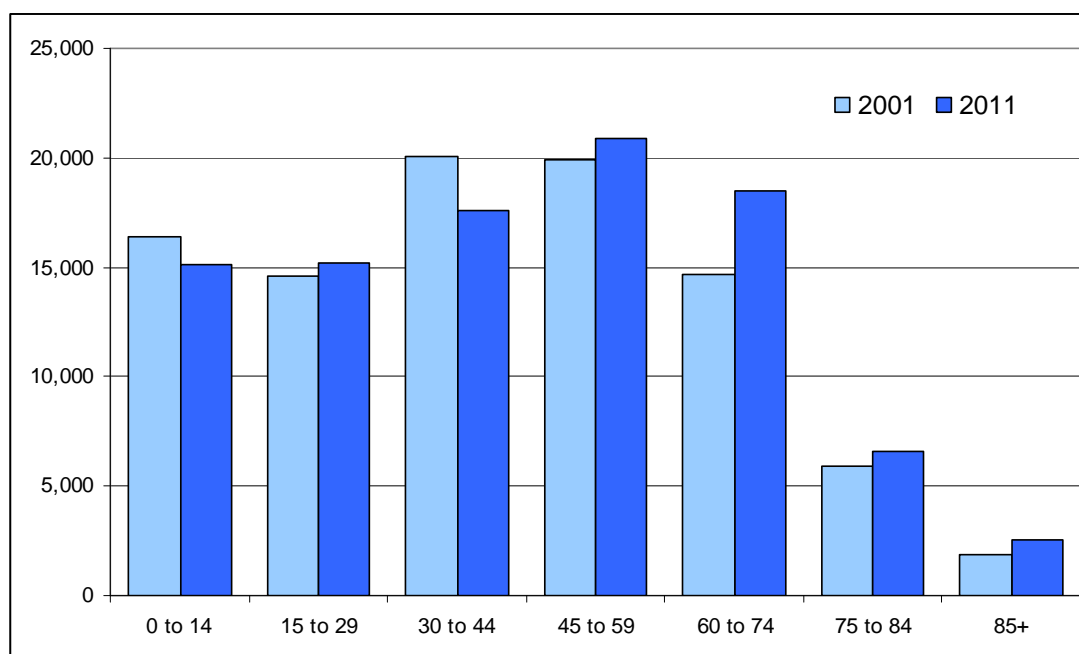
32. Including the National Park, Allerdale's usual resident population at census day 2011 was 96,400; an increase of 2,913 people (+3.1%) since 2001. The Borough is predominately rural in nature with an overall population density of 78 people per square kilometre making it

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<sup>1</sup> Usual Population for Urban Areas - 2011 Census, Office for National Statistics

in 2011 the 19<sup>th</sup> least densely populated local authority in England and Wales. This is most noticeable in the north where settlements are small and dispersed while the main urban centres are located in the south, where the majority of the population resides.

33. Allerdale, like Cumbria, has an older population profile than England and Wales and the population is ageing at a faster rate than the population nationally. Comparing the district's age profile in 2001 and 2011, demonstrates that the numbers of residents in the 0-14 and 30-44 age groups have decreased over the last decade, while numbers of residents in the 15-29, 45-59, 60-74, 75-84 and 85+ age groups have increased.



**Figure 4 Resident Population by Broad Age Group 2001 & 2011**

34. The issue of an ageing population is not uniform across the Borough with the rural north and areas around Silloth, and Cockermouth tending to have a greater number and proportion of elderly people (2011 Census, Office for National Statistics).

### **Housing**

35. There are approximately 45,500 houses within Allerdale. The vast majority are owner occupied (69%). Around 19% of homes are rented from a housing association or social landlord, which is significantly more than the national average. The privately rented sector accounts for just 10% of dwellings (2011 Census, Office for National Statistics).
36. The average house price in Allerdale is £157,000 (Streetvalue 2012); however, it varies considerably between parishes from a low of £97,000 in Maryport to an average of over £303,000 in Bridekirk. Furthermore, the Allerdale Strategic Housing Market Assessments

(2011) demonstrate that despite the variation in house prices and incomes across the area, affordability is a severe problem throughout the Plan Area.

37. Within the Plan Area access to affordable housing is a key issue in Cockermouth, the surrounding villages and also within the rural settlements in northern Allerdale. Whilst higher concentrations of affordable homes are present within the main urban centres of Workington and Maryport, there is an imbalance between existing provision of social housing type and the needs of the population. The need for housing renewal and improvement is also an issue in many of Allerdale's settlements with areas suffering from low demand, empty properties and declining condition.
38. A joint study by Cumbria Council and districts into the needs of Gypsy and Travellers across the county reported that Allerdale had the highest level of unauthorised sites within Cumbria. The study identified 24 authorised pitches within the Borough at that time, with an anticipated need for 39 additional pitches by 2016 (Cumbria Gypsy and Traveller Accommodation Needs Assessment 2008).
39. The Allerdale Strategic Housing Land Availability Assessment demonstrates that the availability of suitable housing land across the Borough is not considered to be an issue.

### **Economy**

40. Employment type in Allerdale is largely dominated by manufacturing and construction, the public sector and the retail and service sector (including hotel, leisure and tourism sectors). In the rural north, agriculture is still an important sector for employment and the economy.
41. The median household income is well below the national average of £24,900; however, this varies greatly across the Plan Area. Incomes are highest in Bridekirk where median household income is £38,000 and are lowest in Maryport at £20,600, where the lower quartile income is just below £11,000 (CACI paycheck 2012). In 2012 average weekly workplace earnings within Allerdale were also below the national average at £397, while resident earnings are above the national average at £506. This reflects the number of service sector enterprises in the district and the popularity of Allerdale as a place for those in professional occupations to live. Those in professional jobs are often involved in occupations outside the Borough related to the nuclear activities at Sellafield. Of the 9,200 Sellafield workers over 1,400 live in Workington (15%), while Cockermouth and Maryport are also important locations for workers (Britain's Energy Coast . Investment Strategy: Nuclear Topic Paper 2011).



42. Allerdale also has a lower proportion of working age population with high level qualifications (22% NVQ4 and above) compared to the national (33%) average (ONS Annual Population Survey 2011).

### **Sustainable Community and Infrastructure**

43. Allerdale is a Borough of contrasts, some areas, particularly in and around Cockermouth are considered to be some of the least deprived areas in the country with a high quality of life. This is compared to some neighbourhoods in the south of Workington and in Maryport, which rank amongst some of the most deprived parts of the country. Indeed, parts of Moss Bay in Workington rank within the top 1% most deprived neighbourhoods in the UK (Index of Multiple deprivation 2010).
44. Life Expectancy varies considerably across the Allerdale Local Plan Area, with 12 years difference between Moss Bay Ward (Workington), where estimated life expectancy is 72 years, and Wampool Ward (Rural North), where life expectancy is 84 years (Office for National Statistics).
45. The Allerdale Local Plan Area is somewhat remote from national transport networks. Connections to its nearest motorway, the M6, are either along the A66(T) via Keswick and Penrith or north via Carlisle along the A595. Journeys from the main urban centres can often take up to an hour just to get access to national transport networks.
46. Rail services run along the West Cumbrian Coastal Railway, connecting to the West Coast Main Line at Carlisle and Lancaster (via Barrow). Most of the main centres in the Plan Area, with the exception of Cockermouth and Silloth, are serviced by the railway. Key service centres are also generally well connected by bus; however, services within more rural settlements vary. Some villages, particularly the larger local centres are well served while others, particularly in the north of the area, only see a very limited service.

### **Built and Historic Environment**

47. Allerdale's historic environment contributes significantly to its landscape and townscape character. There are a wide range of historic assets including Hadrian's Wall and associated structures (Frontiers of the Roman Empire (Hadrian's Wall) World Heritage Site), pre-historic structures and archaeology, medieval churches, defensive castles, mansions and pele towers, 17th and 18th century farmhouses and associated agricultural buildings, medieval farming and coastal villages, medieval towns with many Georgian frontages and buildings as well as Victorian developments. There are also historic planned areas such as the Georgian streets in Maryport and Portland Square, Workington and the Victorian resort of Silloth.

48. Allerdale's heritage assets include:

"	Listed Buildings :	Total (1,328)	
"		Grade I (29)	
"		Grade II* (33)	
"		Grade II (1,266)	
"	Conservation Areas:	21	
"	Ancient Monuments:	80	
"	Registered Parks and Gardens:		1
"	World Heritage Sites:	1	

49. Allerdale's historic environment contributes significantly to the local economy through its tourism and leisure industries, both directly as visitors come specifically to see assets of historic and cultural heritage such as Hadrian's Wall, historic houses open to the public and museums and, also indirectly, through the attractions of its historic towns and villages as places to stay and visit. Despite the strong contribution of the historic environment to the economy, there are areas where the heritage is at risk having lost some of its significance through inappropriate changes.

### **Natural Environment**

50. Allerdale has a rich natural environment, recognised on an international, national and regional scale. The far north and the Solway Firth are also internationally designated as Special Conservation Areas and Special Protection Areas to be afforded the highest levels of protection. There is also an extensive spread of Sites of Special Scientific Interest across the Plan Area, which are nationally protected.

51. The area provides a range of important habitats for a number of key protected species. Coastal areas are recognised as being home to Natterjack Toads and the Small Blue Butterfly. Great Crested Newts, Otters and Red Squirrels are also found throughout the Plan Area. The area in and around Dean Moor is recognised as a Hen Harrier Protection Zone and the marshes of northern Allerdale provide important habitat for wild geese and swans (Cumbria County Council Biodiversity Data Network).

52. Landscape is also a key asset, with parts of Allerdale forming part of the Lake District National Park. Within the Plan Area the Solway Coast Area of Outstanding Natural Beauty covers the coastal strip north of Maryport and over the border into Carlisle.

## **Vision**

By 2029 Allerdale communities will be sustainable, prosperous, safe, healthy and vibrant. The economy will be strong, diversified and well connected, with a growing and highly skilled population, with high employment, capitalising on skills and opportunities in the nuclear, energy and tourism sectors.

It will be a place that has adapted to meet the challenges of climate change, has a diverse and extensive network of accessible green infrastructure, unspoilt landscape and coastline and areas rich in biodiversity and geodiversity.

It will be a place where all sections of society have access to affordable, well designed homes that meet a range of needs, close to jobs, services and sustainable transport, where historic environments are conserved and enhanced and sustainable development, investment and successful regeneration has created prosperous towns supported by sustainable rural communities.

**Workington** - will have retained and enhanced its role as West Cumbria's principal residential, educational, leisure, cultural and commercial centre. Taking advantage of its port and rail links it will have been a focus for major development delivering a stronger employment base, housing renewal and greater choice of housing as well as a vibrant town centre with an expanded night time economy.

**Maryport** - will have enhanced its role as a key residential, employment and visitor centre, ensuring deprivation has been reduced significantly. The town will be a key tourist destination building on its harbour, coastal location, rich Roman and Georgian heritage and environmental assets.

**Cockermouth** - will have retained its vibrant town centre and high quality historic environment. The housing market will be more balanced with greater access to affordable housing and wider job opportunities. The town is resilient to the risk from flooding through the delivery of appropriate infrastructure.

**Wigton** - will have developed its role as an important housing, commercial, employment and educational centre in North Allerdale. In particular the role of the town centre and the condition of its historic fabric will have been enhanced, meeting the retail and service requirements of its catchment population.

**Silloth** - will have an enhanced tourism sector having capitalised on its close proximity to the Solway Coast AONB and its historic environment. The role of the Port of Silloth will be maintained and enhanced, while the local community will have a more balanced age structure, with greater access to employment and services.

**Aspatria** - will have enhanced its role as a key centre serving its rural hinterland by offering a greater mix of housing, employment and tourism opportunities, making greater use of rail links and providing a range of services.

**Rural Areas** - will be made up of thriving, sustainable communities with improved access to employment opportunities and greater diversity in the local economy. Availability of affordable housing will have increased and existing services will have been retained and in places enhanced whilst the quality of the local environment and biodiversity assets has been protected and enhanced.

## **Strategic Objectives**

### **Climate Change and Sustainability**

SO1a Reduce Allerdale's carbon footprint and support a low carbon future.

SO1b Ensure a comfortable, resilient and liveable environment across Allerdale by ensuring development adapts to, and mitigates the effects of climate change.

SO1c Focus major development in Workington and encourage complementary and additional development in Key Service Centres of Maryport, Cockermouth, Wigton, Silloth and Aspatria. Small-scale development will be supported in Local Service Centres with appropriate facilities.

SO1d Ensure the sustainability of towns and villages by supporting a stable and balanced population, ensuring accessible services that meet a range of community needs.

SO1e Support and encourage construction methods that seek to reduce energy consumption, use renewable energy sources, minimise waste and encourage recycling.

SO1f Promote renewable and low carbon energy production in the Plan Area.

SO1g Sustainable and effective use and re-use of land and buildings and protect the most versatile agricultural land from development.

### **Housing**

SO2a Enable a balanced housing market that delivers a mix of housing type and tenure to meet the needs of all communities.

SO2b Support housing renewal and re-use of empty properties.

SO2c Ensure a deliverable supply of housing land that meets the needs of the community and local economy.

SO2d Increase access to affordable housing as part of housing developments and rural exception sites.

SO2e Support independent living for older people and people with disabilities by ensuring housing is adaptable for changing and varied needs.

## **Economy**

SO3a Diversify the urban and rural economic base of Allerdale to enable a prosperous mixed, low carbon economy, including creative knowledge based industries, specialist engineering, energy and tourism sectors.

SO3b Encourage the development of business clusters, maximise the economic opportunities identified in the West Cumbria Economic Blueprint and Implementation Plan and ensure the timely improvement and delivery of essential infrastructure, such as the Port of Workington to support economic growth.

SO3c Promote Lillyhall as an important employment site, encouraging the growth of nuclear technology and research clusters while building on its existing education and skills role through the Energy Coast Campus.

SO3d Provide a wide range of modern, high quality employment sites and premises to meet existing business needs and emerging sectors.

SO3e Support opportunities for home working, creation of rural enterprise hubs for start up businesses and proposals that contribute to farm diversification.

SO3f Support improved digital connections, especially in rural areas.

SO3g Support the development of further and higher education in the Plan Area and improve educational attainment and skills to meet the needs of existing and future employment opportunities.

SO3h Promote the principles of sustainable tourism, the provision of high quality accommodation and attractions, and support key projects such as the Frontiers of the Roman Empire (Hadrian's Wall) World Heritage Site (Hadrian's Wall World Heritage Site), Derwent Forest, and Roman Maryport.

SO3i Promote the vitality and viability of town centres, including the night time economy and support the retention of existing rural services.

SO3j Enable the long-term sustainability of the ports at Workington and Silloth by supporting appropriate port related activities and lobbying for improved road and rail links.

## **Transport**

SO4a Locate the majority of development in locations that are accessible by a variety of modes of transport, particularly public transport, walking and cycling and reduce the need to travel.

SO4b Support road and rail infrastructure improvements required to deliver economic growth and key economic projects.



SO4c Work with partners to improve sustainable transport, both within and outside Allerdale.

SO4d Improve sustainable access to jobs, services, education, leisure opportunities and the wider countryside.

SO4e Develop and maintain safe, efficient, high quality, modern and integrated transport networks with good internal links and connections to key routes including A595/6 corridor, A66, M6, and West Coast mainline.

SO4f Enable the delivery of transport hubs across the Plan Area, linking the Cumbria Coastal Railway to other transport modes.

SO4g Promote the role of Workington and Silloth ports as an alternative means of accessing the area for both business and visitors.

### **Built and Historic Environment**

SO5a Ensure that all new development meets high standards of quality of design, energy efficiency, safety, security and accessibility, and relates well to existing development, enhances the public realm and develops locally distinctive and high quality places.

SO5b Conserve and enhance both non-designated and designated heritage assets and their settings, including the Frontiers of the Roman Empire (Hadrian's Wall) World Heritage Site (Hadrian's Wall World Heritage Site), where possible seek the opportunity to enhance and better reveal significance.

SO5c Protect and enhance existing social, community and utility related infrastructure, such as education, health, arts, cultural and leisure facilities.

SO5d Enhance green infrastructure by developing a comprehensive network of high quality open space such as parks, woodlands, gardens, natural green spaces and allotments.

SO5e Minimise the risk from flooding and support the incorporation of mitigation measures as part of the overall design solution.

SO5f Protect and enhance the quality of the environment and amenity.

### **Natural Environment**

SO6a Protect and enhance the natural and historic landscape, including ancient woodland and geological assets, from unnecessary and harmful development, particularly within the Solway Coast AONB and areas adjoining the National Park.

SO6b Protect and enhance biodiversity and geodiversity, notably the Natura 2000 sites and create ecologically diverse habitats across Allerdale and ensure the ability of habitats and species to adapt to climate change.

SO6c Promote opportunities to improve access to the countryside and coast.

SO6d Ensure high levels of water, and air quality are retained and where necessary improved, and safeguard agricultural land.

SO6e Promote, protect and provide a comprehensive network of green infrastructure, incorporating multi-functional green and blue spaces both within developments, and linking across and between settlements throughout the area.

## **Spatial Strategy and Principles of Development**

### **S1 Presumption in Favour of Sustainable Development**

53. The Government published the National Planning Policy Framework in March 2012. The NPPF (11-16) sets out the definition of what is meant by presumption in favour of sustainable development and states that policies in Local Plans should follow the approach as the golden thread running through both plan-making and decision taking. In recognition of the presumption the Allerdale Local Plan includes the following policy.

#### **S1 Presumption in Favour of Sustainable Development**

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise . taking into account whether:

- a) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- b) Specific policies in that Framework indicate that development should be restricted.

## **S2 Sustainable Development Principles**

54. The purpose of planning is to help achieve sustainable development. Sustainable development is about making sure that people can satisfy their basic needs in the present, while ensuring that future generations can also look forward to the same quality of life. There are three interconnected pillars of sustainable development: economic, social and environmental. These pillars need to be considered together to deliver development that is truly sustainable, and the planning system has a pivotal role in ensuring solutions. The Local Plan is the key tool in achieving this aim and therefore it is important that it provides an overarching policy to promote sustainable development in all its forms throughout the Plan.
55. The principles of what the Council considers to constitute sustainable development are set out in Policy S2.

### **S2 Sustainable Development Principles**

The Local Plan will promote sustainable development as a core principle running through the entire plan. All development within the Plan Area, regardless of scale or nature, will be assessed against this policy.

#### Economic

The Council will:

- Promote the economic opportunities from the West Cumbria Economic Blueprint including key projects identified in the implementation plan;
- Allocate land and premises of the right quality, scale and location to meet the needs of both new opportunities and the expansion of existing businesses;
- Support the rural economy by encouraging appropriate new economic opportunities, expanding business, new methods of working, together with traditional industries and farm diversification;
- Promote Workington's role as West Cumbria's principal retail and leisure destination;
- Enhance town centre vitality and viability by improving the retail, commercial, cultural and leisure offer and quality of the built environment;
- Support the delivery of high quality tourism attractions and accommodation as well as key projects;
- Support the delivery of school facilities, training programmes and lifelong learning through providing opportunities and the provision of up to date facilities, in particular, supporting the role of the Energy Coast Campus;
- Encourage the development of renewable or low carbon energy resources in appropriate locations given the potential wider environmental,

community and economic benefits;

- Improve communications within the area as well as nationally and internationally, both in terms of digital connections, transport infrastructure and services.

### Social

The Council will:

- Promote sustainable, well designed, safe and accessible places that respect the setting and character of the surrounding area;
- Promote inclusive, cohesive and empowered communities and encourage community involvement in the design, development and management of places;
- Ensure a good standard of amenity for existing and future residents;
- Provide decent homes that meet the needs of households now and in the future;
- Promote health, well-being and active lifestyle by protecting, maintaining and enhancing green infrastructure, sports and recreation facilities;
- Support the sustainability of communities by supporting a shared provision of services, employment opportunities, physical and social infrastructure and transport options;
- Ensure physical and social infrastructure is fit for purpose and support improvements to ensure sufficient capacity for planned development;
- Ensure development (either cumulatively or in isolation) will not harm highway safety and does not exceed the capacity of the local transport network.

### Environmental

The Council will:

- Reduce Allerdale's carbon footprint and support a low carbon future;
- Ensure that the impact of new development on climate change is mitigated and that a comfortable, resilient and liveable environment is achieved across the Plan Area by adapting to the effects of climate change;
- Promote coastal recreation whilst ensuring the protection of habitats, species and landscape;
- Minimise the impact on natural resources by avoiding pollution, promoting waste reduction / recycling and by promoting renewable or low carbon energy and avoid sterilisation of mineral resources;
- Promote high standards of design that make a positive contribution to the local area and ensure that, wherever possible, existing natural, historic and environmental assets are enhanced and in all circumstances

- conserved;
- Encourage development to incorporate the principles of sustainable construction to improve energy efficiency, provide renewable energy, reduce water consumption and waste and use sustainably sourced materials;
  - Ensure the efficient use of land and infrastructure, encouraging the reuse of previously developed land that is not of high environmental value;
  - Ensure that potentially unstable land resulting from historic mining operations is identified, assessed and addressed appropriately;
  - Conserve and enhance the diversity and distinctiveness of towns, villages and landscapes including the character, appearance and significance of Heritage Assets;
  - Protect, maintain, enhance and re-connect the range and vitality of habitats and species to allow species to adapt to climate change and create a viable ecological network within and out with the Plan Area;
  - Ensure that landscape character and local distinctiveness is protected, conserved and wherever possible enhanced;
  - Minimise the risk to people and property as a result of flooding and ensure that future development will not undermine existing flood defences or other flood alleviation methods;
  - Ensure the use of Sustainable Drainage Systems (SuDS) is explored and implemented wherever possible;
  - Protect soils, water sources and water quality, and ensure they are resilient to climate change;
  - Support local food production and farming to reduce the area's food miles by avoiding significant development on the best and most versatile agricultural land where possible;
  - Minimise the need to travel, promote mixed use developments and increase the opportunities to make journeys by foot, cycle or public transport.

National Planning Policy	The whole NPPF document
Local Plan Strategic Objectives	All strategic objectives
Allerdale Council Plan Priorities	1, 2, 3, 4, 5
Sustainable Communities Strategy	6.1, 6.2, 6.3, 6.4, 6.5, 6.7, 6.8
Evidence Base and other relevant documents and strategies	Allerdale Local Plan Evidence Base, Cumbria Minerals and Waste Development Framework



### S3 Spatial Strategy and Growth

56. S3 sets the framework for development across the Plan Area, outlining the Council's approach to the scale, location and distribution of growth. It defines the settlement hierarchy, which sets out the role of settlements, including the form and scale of development that would be expected within the towns and villages and what is acceptable in the open countryside.

#### S3 Spatial Strategy and Growth

Provision will be made for the delivery of at least 5,471 net additional dwellings and at least 54 hectares of employment land over the plan period 2011 - 2029.

- Residential development will be phased and managed according to the Housing Trajectory in order to meet at least an annual average net additional dwelling requirement of 304 dwellings per annum and to maintain a rolling five year supply of housing land;
- The Council will seek to maintain and review a rolling supply of high quality employment land.

Due to the long term nature of the Local Plan the annual average growth figures could be exceeded if justified by evidence of need, demand, infrastructure capacity and fit with spatial strategy. The level of uptake of land will be reviewed annually to ensure that the housing trajectory and employment allocations are responsive to changes in economic and market conditions.

New development will be located in accordance with the spatial strategy and will be concentrated within the towns and villages identified in the settlement hierarchy. The scale of development proposed will be expected to be commensurate to the size of the settlement and reflect its position in the settlement hierarchy.

Principal Centre	Workington (including Harrington, Seaton, Siddick and Stainburn),		35%
Key Service Centre	Maryport		12%
	Cockermouth		10%
	Wigton		10%
	Silloth		3%
	Aspatria		4%
Local Service Centre	Abbeytown, Allonby, Brigham, Broughton, Broughton Moor, Dearham, Flimby, Great Clifton,	In combination up to	20%

	Kirkbride, Prospect and Thursby		
Limited Growth Villages	Blencogo, Blitterlees, Branthwaite, Bridekirk, Bolton-Low-Houses, Bothel, Crosby, Dean, Eaglesfield, Fletchertown, Glasson, Gilcruix, Greysouthern, Ireby, Kirkbampton, Little Clifton/Bridgefoot, Mawbray, Newton Arlosh, Plumbland, Skinburness, Tallentire	In combination up to	6%
Infill/Rounding Off Villages	Anthorn, Blennerhasset, Bowness-on-Solway, Broughton Cross, Camerton, Crosby Villa, Deanscales, Dovenby, Hayton, Langrigg, Little Bampton, Mockerkin, Oughterside, Oulton, Papcastle, Pardshaw, Parsonby, Port Carlisle, Torpenhow, Ullock, Waverton, Westnewton		

**Figure 5 Settlement Hierarchy**

Proposals outside of defined settlements will be limited to:

- a. Housing essential for rural workers in the operation of a rural based enterprise;
- b. Housing following the rural exceptions policy;
- c. An appropriate diversification of an existing agricultural or land based activity;
- d. The optimal viable use of a heritage asset or appropriate enabling development to secure the future of heritage assets;
- e. A recreation or tourism proposal requiring a countryside location;
- f. Facilities essential to social and community needs;
- g. The replacement of an existing dwelling;
- h. A suitably scaled extension to an existing building;
- i. The conversion or reuse of a suitable existing building;
- j. Other development requiring a countryside location for technical or operational reasons.

57. Allerdale is a predominantly rural area and all its communities have a role in sustainable growth. The level of growth and spatial strategy will ensure that the majority of development will be located in the existing urban centres that provide the best range of services, employment opportunities and access to public transport. This makes the best use of existing infrastructure, reduces the need to travel and ensures the ongoing sustainability of these centres. In order for smaller rural settlements to remain sustainable there needs to be opportunities for appropriate small-scale development in order to help meet the local need for housing and employment outside the main centres.

### **Role of Settlements**

58. Policy S3 sets out the five tiers of the settlement hierarchy:
- a) Principal Service Centre
  - b) Key Service Centres
  - c) Local Service Centres
  - d) Rural Villages
    - i) Limited Growth Villages
    - ii) Infill/Rounding Off Villages
59. The defined settlements within the hierarchy of the Plan Area serve different roles. These roles have been identified through an assessment of their individual characteristics and functional relationships with their surrounding area.

#### Principal Centre

60. Focus for major new development in Allerdale. This top-level of the tier will support significant housing growth often delivered in large sites. This tier is central to the delivery of other policy aspiration such as affordable housing over the plan period. Approximately 35% of the housing growth will be directed to the Principal Service Centre. The principal centre will have the widest range of services in terms of public transport, employment, retail, education and leisure facilities.

#### Key Service Centres

61. These towns offer a wide range of services and function as service centres for a wider rural hinterland. Housing growth will often be large scale, dependent on the attributes of the centre; delivery will often be in large to medium sites. In combination the Key Service Centres (KSCs) will receive approximately 39% of the housing growth. These settlements have the ability to serve day-to-day needs of local and surrounding residents and offer a varied range of employment land to meet the needs of local and regional businesses.

#### Local Service Centres

62. This tier consists of larger villages with a more limited range of services, but all have a school, shop and public transport. These villages would accommodate a smaller scale of housing development that will help contribute towards maintaining the vitality of the settlement. In combination the Local Service Centres (LSCs) will receive up to 20% of the housing growth. In addition a small level of employment land may be required to meet local needs for small flexible premises and shared facility units such as workhubs.

#### Rural Villages

63. In the settlements identified as villages, a limited level of development will be supported in order to help retain the vitality of these communities. This level of the hierarchy is split into two further categories; Limited Growth Villages and Infill/Rounding Off Villages;

**Limited Growth Villages:** New housing and employment will be restricted to small-scale development within the designated settlement boundary.

**Infill / Rounding Off Villages:** Very small scale development may be appropriate to respond to local needs and to contribute to the vitality of rural communities. For this level of the hierarchy settlement limits will be removed and development will be directed by criteria in Policy S5 for very small scale rounding off and infill plots. These plots are expected to be appropriately sized, unless the proposal is to deliver affordable housing in accordance with Policy S9 (Rural Exception Sites).

64. Rural and Community services will be protected and enhanced, while employment opportunities will be small scale to meet appropriate needs while alternative provision such as live work units and small hubs will be encouraged.
65. Rural Villages (Limited Growth and Infill/Rounding Off) will receive a share of up to 6% of the housing growth.

#### The Countryside

66. In an exception to the spatial strategy, Policy S3 allows for certain types of development in the open countryside and villages/hamlets not named in the above hierarchy. The specific cases are listed in the policy and further detail provided throughout the Local Plan.

#### Cross Boundary issues

67. Through the Lake District National Park's Core Strategy (CS18) there is the opportunity for the housing need identified in the parishes of Boltons, Westward, Sebergham and Castle Sowerby to be delivered within specific adjoining parishes within the National Park, provided the occupant of the new homes meet the local connection criteria and any other occupancy requirements. Caldbeck is designated as a rural service centre in the National Park's Core Strategy and would be a focus for such development. All new housing approved under policy LDNP CS18 would be subject to occupancy restrictions.
68. Applications for new housing within the Allerdale Planning Authority area of these parishes will be subject to policies within the Allerdale Local Plan.

#### **Housing Allocations**

69. S3 sets out the strategy to deliver 304 dwellings per year, representing an aspirational, yet deliverable target. The policy provides an indication of the growth across the different settlements in the Plan Area. The figures for the Principal and Key Service Centres are not ceilings and will be fully assessed in the Site Allocations DPD. When allocating housing numbers the Council will consider the housing requirement in the context of current housing commitments, together with a windfall

rate of 10% and lapse rate of 20%. The Site Allocations DPD will be developed with communities and stakeholders and will be subject to separate consultation.

70. The Council will seek to maintain five years worth of deliverable housing sites against their housing requirement with an additional buffer of 20% (given the past delivery of housing in the Plan Area) to provide a realistic and achievable supply that will help ensure choice and competition in the land market.
71. The Site Allocations DPD will identify specific sites to accommodate the broad distribution of housing and employment growth set out in the spatial strategy. Furthermore, the DPD will review settlement boundaries and revise them as appropriate to the settlement role in the hierarchy and the level of growth that can be accommodated. Revision of boundaries will be undertaken in consultation with communities and stakeholders, the allocation of growth between settlements and of individual sites, will amongst other things, take into account;
- The Local Plan strategy, especially the growth targets set out in S3;
  - Policy requirements, such as the need to deliver affordable housing;
  - The availability of appropriate land as identified through the Strategic Housing Land Availability Assessment (SHLAA) as being suitable for development, and sites submitted to the allocations process;
  - The level of current housing commitments (Appendix 4) and completions since the beginning of the Plan Period (2011)
  - Infrastructure requirements and constraints;
  - Key constraints such as the natural environment (including Natura 2000 sites), landscape, the historic environment;
  - The ability of the settlement to accommodate growth without harming its character, setting or the surrounding landscape.
72. Given the water supply issues identified by key delivery agencies the release of land for development will be dependent on there being sufficient capacity in the existing local infrastructure to meet the additional requirements arising from new development, or when suitable arrangements having been put in place for the improvement of the water supply infrastructure necessary by the development. Where there is a need for extra capacity this will need to be provided in time to serve the development or the relevant phase of the development, in order to ensure that the environment is not adversely affected.
73. The settlement boundaries show the area where development should be encouraged. There is a strong presumption against proposals outside the defined limits of development of the Principal Service Centre, Key Service Centres, Local Service Centres, Limited Growth Villages. Development adjacent to Infill / Rounding Off Villages should be in accordance with Policy S5.

## Employment Allocations

74. Evidence from the joint West Cumbria Employment Land and Premises Study (2008) and subsequent update (2012) suggests that in Allerdale there is a projected need for 60 ha (B1 10.7ha, B2 34.0ha and B8 15.8ha) of land between 2011-2030. Given the importance and concentration of land at Lillyhall and several other large sites located across Workington, and in order to respond to future requirements and meet the needs of the whole Plan Area, the Plan will use the evidence as a base and allocate at least 54 ha of land for the plan period.
75. The level of growth will be allocated across each tier of the settlement hierarchy based on the role and size of the settlement as well as its environmental and infrastructure capacity. This will be considered during production of the Site Allocations DPD.
76. In order to meet both strategic and local needs, employment land will be distributed across the Plan Area broadly following the pattern outlined in Policy S3, taking into account:
- Role and size of the settlement;
  - Infrastructure requirements and capacity;
  - Key constraints such as the natural environment (including Natura 2000 sites), landscape, the historic environment;
  - The ability of the settlement to accommodate growth without harming its character, setting or the surrounding landscape
  - The importance of the current strategic and successful employment sites to the overall strategy for Allerdale's economic future;
  - The existing pattern of supply;
  - The need for flexibility, choice and churn in the market.
77. The Employment Land Review Update (2012) suggested there are 100 ha of available employment land across the Plan Area. Therefore, it concludes that there is scope for de-allocation of poorly performing sites and those that no longer meet the needs of modern business. Policy S12 provides further details on this process.

National Planning Policy	NPPF paragraphs 17 to 22, 28, 29, 30, 47 to 49, 54, 55
Local Plan Strategic Objectives	SO1a, SO1c, SO1d, SO1g, SO2b, SO2c, SO3b, SO3c, SO3d, SO4a, SO4b
Allerdale Council Plan Priorities	1, 2, 4, 5
Sustainable Communities Strategy	6.1, 6.2, 6.3, 6.4, 6.5
Evidence Base and other relevant	Allerdale's Strategic Housing Market Assessments (2011), Projections Paper . Projecting Employment



documents and strategies	and Housing Change (2011), Viability Assessment Update (2011), Allerdale Housing Viability Study (2010), Allerdale Strategic Housing Land Availability Assessment (2013), Survey of town and village services (2011), West Cumbria Employment Land and Premises Review (2009), Employment Land Review Update (2011), West Cumbria Economic Blueprint: Realising the Potential of Britain's Energy Coast (2012), Britain's Energy Coast -Investment Strategy: Nuclear Topic Paper (2011)
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## **S4 Design Principles**

78. Good design is indivisible from good planning. The Council will require that all development proposals are of the highest standards of design and will contribute positively to the site and surroundings in terms of visual amenity and functionality.

### **S4 Design Principles**

Achieving high quality design for all development is a key objective of the Local Plan. Good design relates not only to the appearance of a development but to how it functions within its location and to how it contributes towards a sustainable community. The Council will plan positively for well designed and inclusive places, including individual buildings, public and private spaces and wider area development schemes.

Proposals for all new development (including conversions, extensions and alterations) will therefore be required to demonstrate high standards of design and must:

- Be visually attractive, of appropriate scale and appearance;
- Respond positively to the character, history and distinctiveness of its location and integrate well with existing development;
- Improve connections between people and places through the provision of well thought out layouts, public realm, landscaping, streetscape and public and private green spaces;
- Enhance, protect and integrate effectively with the historic and natural environment;
- Function well by ensuring suitable standards of access and amenity are achieved and maintained in relation to the development itself and the local area;
- Safeguard environmental quality and the amenities of occupiers of both proposed and existing property;
- Incorporate sustainable construction methods that reduce energy consumption and allow for future adaptation in response to changing life needs;
- Optimise the potential of the site by ensuring appropriate density and mass of development and considering, where appropriate, mixes of use that might be incorporated, such as green and other public space. These should be considered in the context of the identified needs of the area;
- Make appropriate provision for those with reduced mobility and/or disabilities;
- Ensure the development provides a safe environment which maximises personal safety and minimises opportunities for crime and antisocial behaviour.

Applications for developments which offer a poor standard of design and which fail to positively contribute to the character or quality of the site and surrounding area will be refused.

79. This policy provides an overarching framework of requirements for the design of all development and should be used in conjunction with all other policies in the Local Plan to inform decisions on design.
80. National policy places a high requirement on good design to contribute positively to making places better for people and communities. Good design does not solely relate to the appearance of a building or development, but also to how it functions and allows its users to interact with their neighbourhoods, communities and wider environment. All developments will be required to contribute positively and respect the local character, history and identity of the site, the area and its wider surroundings.
81. The Council will expect all developers to have regard for relevant good practice guidance documents, such as Building for Life 12 (CABE/Design Council), Safer Places (Secure by Design) and Manual for Streets (Department for Transport), Building in Context, and Constructive Conservation: Sustainable Growth for Historic Places (English Heritage)
82. The Council will produce supplementary planning guidance documents to guide development in relation to design.

National Planning Policy	NPPF paragraphs 7, 17, 56 to 68, 69
Local Plan Strategic Objectives	SO1a, SO1e, SO2a, SO2e, SO3d, SO4a, SO5a, SO5b, SO6c
Allerdale Council Plan Priorities	1, 2, 3, 4
Sustainable Communities Strategy	6.2; 6.3; 6.4
Evidence Base and other relevant documents and strategies	Design Council: Buildings for Life 12: <a href="http://www.designcouncil.org.uk">www.designcouncil.org.uk</a> , Dft: Manual for Streets, Manual for Streets 2, Secured By Design: Safer Places - The Planning System and Crime Prevention: <a href="http://www.securedbydesign.com">www.securedbydesign.com</a> ; Building in Context, and Constructive Conservation: Sustainable Growth for Historic Places (English Heritage)

## **S5 Development Principles**

83. The spatial strategy sets the spatial framework across the Plan Area outlining the Council's approach to the scale, location and distribution of growth.

### **S5 Development Principles**

New development will be concentrated within the physical limits of Principal, Key and Local Service Centres, Limited Growth Villages and appropriate development adjacent to Infill / Rounding Off Villages as identified within the settlement hierarchy. The scale of the development proposed will be expected to be commensurate to the size of the settlement and reflect its position within the hierarchy. Where available and if appropriate the Council will encourage and prioritise the effective reuse of previously used land and buildings or vacant and underused land.

For settlements within the hierarchy, proposals, including conversions, will be acceptable provided that the proposed development is in conformity with all policies set out within the Local Plan and:

- a) The development is of a scale and design which will not detract from the character of the settlement;
- b) The development includes acceptable arrangements for car parking and access;
- c) The capacity of local infrastructure and/or environmental assets would not be exceeded by the proposed development;
- d) The site of the proposed development is not considered to have significant amenity value;
- e) The site is not considered to make a significant contribution to the character of the settlement in its undeveloped state;
- f) The development will not incur any significant harmful effects on environmental or heritage assets, habitats or wildlife, which cannot be successfully mitigated.

As well as fulfilling the above criteria, development within / adjacent Infill/Rounding Off Villages will:

- (i) Be of a scale that is sympathetic to the role of the settlement and respect its appearance and physical capacity;
- (ii) Be within or well related to the form of the settlement and to existing buildings within the settlement;
- (iii) Protect, maintain or enhance the local distinctiveness, character and landscape and historic setting of the settlement, and

Development within Infill/Rounding Off Villages must not:

- Result in the loss of important historic, green infrastructure or natural features which provide valuable local amenity;

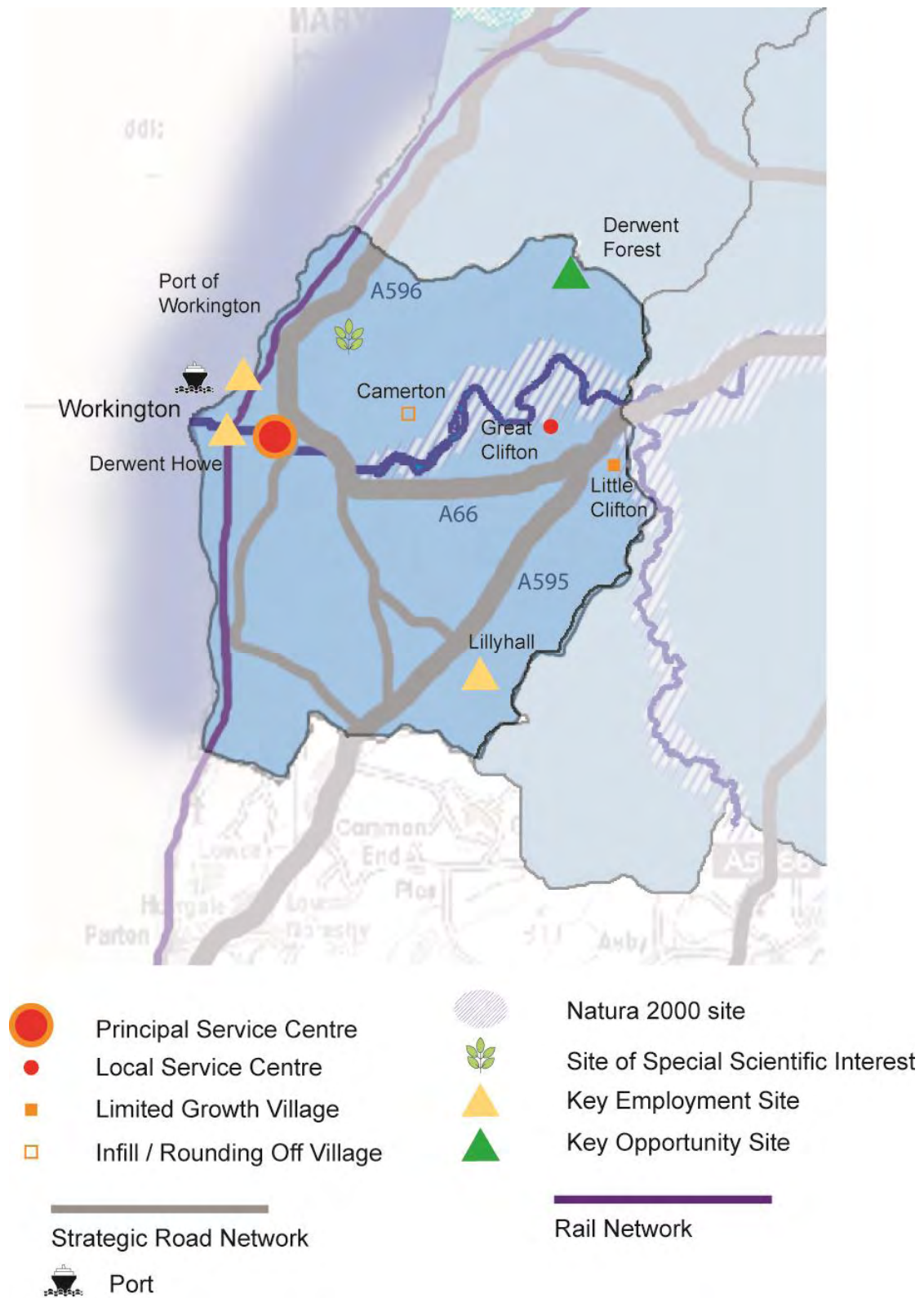
- Exacerbate the adverse effects of ribbon development
- Result in further adverse effects of areas of sporadic development in otherwise open countryside
- Result in settlements joining together.

84. The spatial strategy directs the majority of development to Principal, Key and Local Service centres. In order to ensure the sustainability of smaller settlements a limited amount of development will be allowed within some Rural Villages, split between those with a settlement limit (Limited Growth Villages) and those that will be allowed development which rounds off and fills in sites within the existing built fabric of the village.
85. All development within Infill / Rounding Off Villages will be of a very small scale and relative to its size. Proposals for larger scale development in Infill / Rounding Off Villages, or development which does not comply with the criteria in S5 will be directed to the appropriate tier of the settlement hierarchy, or may be appropriate to be considered under Policy S9.
86. Following the Council's regeneration and sustainability objectives, the effective reuse of previously developed and vacant sites is encouraged within the Plan Area. However, it is acknowledged that given the evidence contained with the latest Allerdale Strategic Housing Land Availability Assessment the major proportion of allocations will be on greenfield land that meets the policy requirements of Policy S5 and the Local Plan.

National Planning Policy	NPPF paragraphs 7, 17, 21, 23, 28, 37, 50, 55, 57, 58
Local Plan Strategic Objectives	SO1c, SO1g, SO2a, SO2c, SO2d, SO3e, SO4a, SO5a
Allerdale Council Plan Priorities	1,2
Sustainable Communities Strategy	6.2; 6.3; 6.4
Evidence Base and other relevant documents and strategies	Allerdale Strategic Housing Land Availability Assessment (2013)

**S6 Area Based**

**S6a Workington**



**Figure 6 Workington Locality**

87. The Workington locality is situated on the west coast of the Borough and comprises Workington; Allerdale's Principal Service Centre, the Local Service Centre of Great Clifton and the outlying Rural Villages of Camerton and Little Clifton. Despite having the smallest area, the Locality has the highest population and density of development of the Allerdale Locality areas.
88. The Workington Locality is accessible by a wide range of means of transport. The A66, A595 and A596 are strategic roadways which provide access to Penrith and the M6 motorway in the east, Whitehaven and Sellafield to the south, and Maryport and Carlisle to the north. The town of Workington is served by both rail and bus services, however, the railway station is somewhat distant from the town centre. It is well connected to national cycle paths and forms part of the C2C cycle route.
89. Workington is a major West Cumbrian centre for housing, employment, retail and leisure services, and given the relatively good transport links it has been identified as the principal location for future housing and employment growth.
90. Manufacturing industries have historically formed the locality's primary economic base and continue to provide significant levels of employment; however, the current largest employer for the Workington Locality is Sellafield. The nuclear industry will continue to play a major role in the economic prosperity of Workington as many of its key employment sites, such as Lillyhall and the Port of Workington, form part of the Energy Coast Innovation Zone.
91. Workington is an area of contrasts - whilst most of the Locality enjoys high quality of life, low rates of crime and easy and ample access to open space and countryside, many of its neighbourhoods suffer from high levels of deprivation.
92. Earliest records of a settlement located in the Workington locality relate to archaeological finds indicating a Viking settlement at the mouth of the River Derwent. Furthermore, as with much of Allerdale, Roman forts and watchtowers were sited along the coast, which are included in the Hadrian's Wall World Heritage Site. Workington's modern history is inextricably linked with the Curwens Family from at least the 12th Century and to the establishment of a port after discovery of coal and iron ore. These natural resources led to the growth of the iron and steel industry which contributed to the expansion of the town into the early 20th century.
93. The central and coastal areas of Workington are now largely modern, but Workington has three Conservation Areas. Firstly, Portland Square is an area of attractive Georgian townhouses, built by the Curwen Family of Workington Hall in the 1770s. It is on high land to the east of the main town and is set out in a grid around Portland Square, a long

rectangular cobbled space. Some buildings in the area suffer from a lack of maintenance, due largely to the relatively poor local economy. Secondly, Brow Top, which has buildings of great character that face north overlooking a lower plateau. The buildings are mainly 18th and 19th Century and range from large classical villas to smaller terraced properties. The south facing properties to the rear form the north side of Finkle Street, one of the Town's shopping streets, and are dominated by their ground floor shop frontages. Lastly, St Michael's Conservation Area is named after the large church which, together with St Michael's school is set within an open area of grassland. St Michael's rectory is a 16th Century Grade 1 listed building which is also of significant architectural character. St Michael's was one of the first parts of Workington to be developed, however, the majority of the existing architecture is Victorian, with the context provided by the railway station. The area suffers from being dissected by two busy roads as well as some underinvestment in its buildings and its public realm. A loss of traditional features has led to this conservation area being categorised as at risk

94. Despite being the most urbanised of the Plan Area Localities, Workington has a diverse natural environment. The River Derwent flows from the Lakeland fells in the east, through the northern section of the locality to the Solway and provides a scenic and internationally protected corridor for wildlife and habitat conservation. Conversely, the historical industrial legacy has left many areas of previously developed land which also provide valuable wildlife habitats for protected species.

### **Workington Area Policy**

In relation to the following issues in the Workington Locality, the Council will:

#### Housing

- Taking into account committed development direct approximately 35% of the overall housing growth to Workington (including Seaton, Stainburn, Siddick and Harrington) amounting to an average of 106 homes per year;
- Allow smaller numbers of housing in the Local Service Centre of Great Clifton and the Limited Growth Village of Little Clifton/Bridgefoot. Reflecting its designation as an Infill/ Rounding Off Village very small scale development will be expected in Camerton;
- Expect the Site Allocation DPD to allocate appropriate sites to meet the growth targets. Where available the reuse of previously used land will be encouraged, however, given the evidence the majority of sites are likely to be on greenfield land;
- Expect open market housing sites in Workington to deliver 20% affordable housing on site (subject to viability). On all other qualifying sites in the Locality the Council will aim to deliver 25% affordable housing targets;



- Target areas of empty and poor housing to prioritise for housing renewal and improvement.

#### Economy

- Expect the majority of the Plan's employment needs to be met in key sites in the Workington Locality as it is central to the delivery of the Allerdale's economic strategy;
- Seek to maximise the strategic economic role of Lillyhall as part of the Britain's Energy Coast Innovation Zone, by promoting the growth of the energy sector, research and development clusters, education and skills, and the development of high quality, large format industrial and commercial uses;
- Support the development of superfast and next generation broadband across the Locality, with a focus on the key business locations such as Workington town centre and Lillyhall industrial estate;
- Work closely with partners to enable development of land around the Port of Workington to capitalise on and compliment the Port's role in the movement of freight and the potential role in servicing the energy, nuclear and distribution sectors;
- Encourage the growth of job opportunities on existing employment sites such as Derwent Howe in order to unlock their potential;
- Support proposals for the redevelopment of Derwent Forest site for appropriate uses such as large scale leisure development and tourism activities of a predominately open nature, renewable energy schemes or educational facilities, while protecting and enhancing its heritage and ecological assets;
- Support the continued development of the Energy Coast Campus;
- Identify land to meet the evidenced need for retail and leisure development within, and on the edge of, Workington town centre, reflecting its role as West Cumbria's principal retail and leisure destination. The Council will seek to improve the vitality and viability of the town centre by supporting a wide and diverse range of shops and leisure uses within the centre and by encouraging a thriving evening economy;
- Implement the new town centre boundary which allows the centre to grow and adapt to changing needs over the plan period, ensuring there is enough land available for appropriate development;
- Protect designated primary frontages to secure the retail shopping core of the town centre;
- Secure designated secondary frontages which promote a wider range of town centre uses, such as restaurants, cafes, bars and offices.

#### Sustainable Communities and Infrastructure

- Support proposals in Workington to create a multi modal transport hub with the potential for mixed use development and additional car parking;
- Support improvements and enhancements to rail services including the functionality, facilities and bus links at Workington train station;

- Facilitate the expansion of the Port of Workington by enhancing important infrastructure such as road and rail access;
- Encourage the improvement of health and fitness by supporting the development of a new or improved sports and leisure opportunities, including a new sports and leisure centre in Workington;
- Support improvements and better access to existing, or the creation of new, educational facilities within the town of Workington;
- Support redevelopment of the Derwent Valley area for a mix of uses that may include leisure and employment. Particular encouragement will be given for proposals that seek to improve and enhance Workington's sports and leisure facilities;
- Support development which provides and improves leisure facilities and recreational areas for young people;
- Support proposals which improve utility provision;

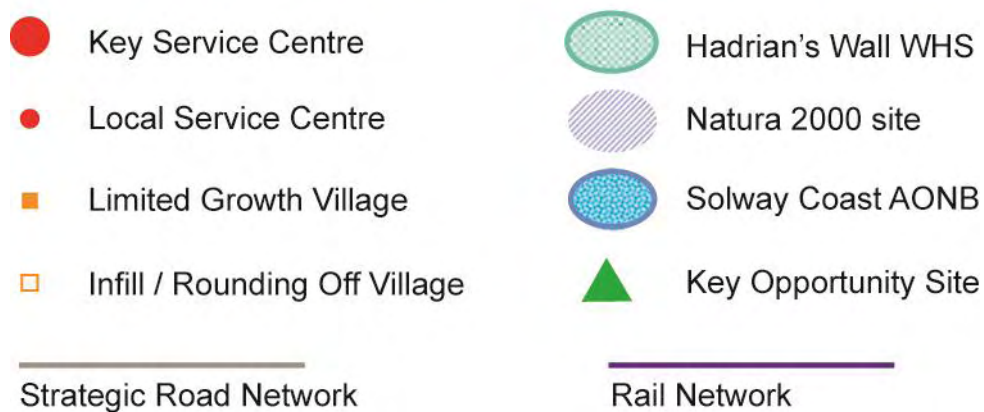
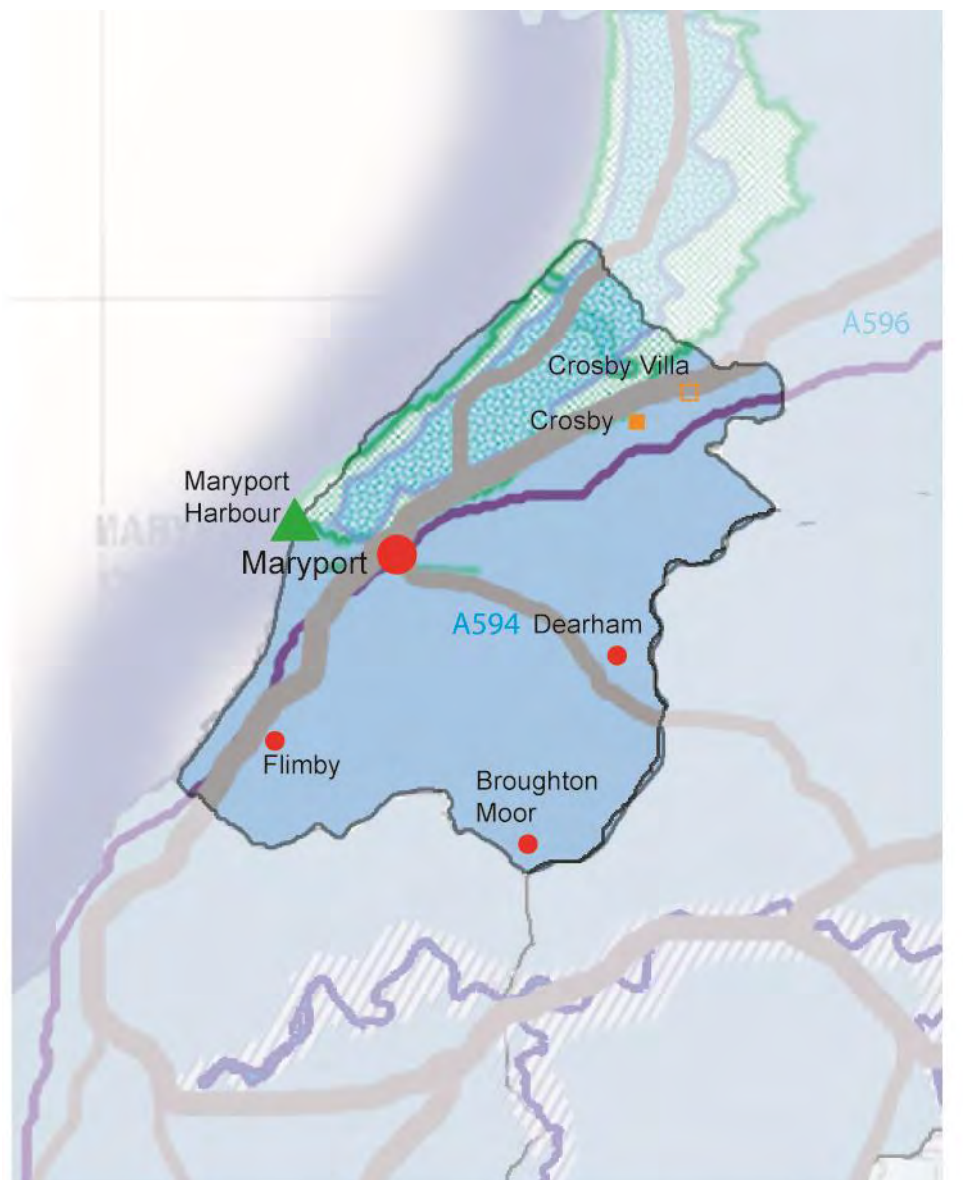
#### Built and Historic Environment

- Seek the continued protection of the attractive historic buildings within the conservation areas of Portland Square, Brow Top and St Michael's;
- Conserve and maintain the Grade I listed building and schedule ancient monument of Workington Hall and enhance the exceptional beauty of its historic Curwen Park and gardens and recognise the importance of this area for recreational uses, as a habitat for protected wildlife species and a significant green infrastructure asset;
- Recognise the high environmental and amenity value of some brownfield sites in the Locality.

#### Natural Environment

- Protect and enhance the special character of the River Derwent and River Derwent Corridors as Natura 2000 sites and the Siddick Pond Site of Special Scientific Interest, as well protecting and enhancing other biodiversity and geodiversity assets;
- Support the development of the England Coast Path , which seeks to establish an unbroken walking route along the coast of England and provide enhanced and secure access to the coastal margin;
- Support proposals which minimise the risk of flooding and effectively contribute to flood defence management.

**S6b Maryport**



**Figure 7 Maryport Locality**

95. The Locality of Maryport is situated on the west coast of the Borough to the north of Workington and encompasses the Key Service Centre of Maryport, the Local Service Centres of Flimby, Broughton Moor and Dearham and the Rural Villages of Crosby and Crosby Villa.
96. First founded as a Roman Fort in connection with Hadrian's Wall, the town of Maryport grew from its port and harbour activities. It has a rich maritime history which still characterises much of the town's identity, both in the built environment and through its cultural influences. Much of the old town is within a Conservation Area characterised both by its historic harbour and the 18th/19th Century Georgian style buildings laid out in a grid pattern of long streets. At the heart of the Conservation Area is Fleming Square providing an architectural focus to the Georgian development. Main issues facing the historic environment relate to Maryport's Conservation Area is the lack of maintenance and under use of some of the buildings as a result of the poor local economy, as well as some poor quality shopfronts.
97. Since the decline of its port and harbour activities, Maryport has heavily relied upon tourism for its economy and the town has several visitor attractions, largely based around its maritime and roman connections. Maryport also has two large industrial estates which house a number of national and local businesses. It has good transport links and is accessible by road primarily from the A596. It has both rail and bus services, however the railway station is currently somewhat divorced from the town centre by the main A596 road. The town of Maryport is connected to the national cycle network and forms part of the C2C cycle route.
98. The Maryport Locality has the second largest population within the Plan Area, yet the local business, retail and leisure services are somewhat limited with the consequence that many of its residents rely on Workington for their shopping or leisure needs.
99. Unemployment and worklessness are issues within the Maryport Locality and educational attainment levels are also low within some of the more deprived areas.
100. The wider Locality of Maryport has many important natural assets with much of the north of the locality encompassed within the Solway Coast AONB. A large tract of land to the south of the town of Maryport is also designated as a Site of Special Scientific Interest and is habitat to many protected species.

### **Maryport Area Policy**

In relation to the following issues in the Maryport Locality, the Council will:

#### **Housing**

- Taking into account committed development direct approximately 12% of the overall housing growth to Maryport amounting to an average of 37 homes per year ;
- Allow smaller numbers of housing in the Local Service Centres of Flimby, Broughton Moor and Dearham, while the Limited Growth Village of Crosby will see small scale growth. Reflecting its designation as an Infill/ Rounding Off Village very small scale development will be expected in Crosby Villa;
- Expect the Site Allocation DPD to allocate appropriate sites to meet the growth targets. Where available the reuse of previously used land will be encouraged, however, given the evidence the majority of sites are likely to be on greenfield land;
- Expect open market housing sites in Maryport to deliver 20% affordable houses delivered on site (subject to viability). On all other qualifying sites in the Locality the Council will aim to deliver 25% affordable housing targets;
- Target areas of poor housing and prioritise for housing renewal and improvement.

#### Economy

- Provide a mix of employment land opportunities across the Locality and support high quality development and refurbishment of existing employment sites such as the Glasson, Solway and Risehow industrial estates;
- Support existing and new businesses by welcoming appropriate expansion and promoting flexible business start up and move on space;
- Promote Maryport as a key tourism destination and encourage the development of strategic visitor attractions such as the harbour/marina, Roman Maryport and Hadrian's Wall World Heritage Site ;
- Promote the vitality and viability of Maryport town centre by encouraging a greater mix of retail and leisure uses, particularly those which may attract visitors and support the role of Maryport as a tourism and leisure destination;
- Implement the new town centre boundary which allows the centre to grow and adapt to changing needs and increase the capacity of the centre to attract new development, such as leisure and cultural facilities. The new town centre boundary bridges the gap between the traditional shopping area of the town and the harbour side where there will be allocated land for new leisure and cultural facilities;
- Protect designated primary frontages along Senhouse Street and Curzon Street where the shopping core of the centre will be secured;
- Secure designated secondary frontage between the primary retail area of Senhouse Street and the harbour bridge where a wider range of town centre uses such as restaurants, cafes and offices will be encouraged and protected and which will draw visitors from the upper town centre down to the marina area;

- Support proposals for the redevelopment of the harbour/marina for a mix of uses, which may include leisure, retail, employment and residential uses;
- Support proposals which seek to improve the Maryport's tourism offer with high quality hotel and leisure facilities. Development which supports and maximises the outdoor recreational opportunities available through the harbour/marina, such as sailing and surfing and which relieve visitor pressure on sensitive coastal environments of the Solway Coast AONB and Natura 2000 habitat sites will be particularly encouraged;
- Support and promote festivals which draw visitors to the town and support a thriving cultural scene, such as the Maryport Blues Festival.

#### Sustainable Communities and Infrastructure

- Work with partners to support the improvement and integration of bus and rail services through the development of a Maryport transport hub;
- Support improvements to the West Cumbria Coastal Railway service;
- Work with partners to maximise the roll out of superfast and next generation broadband across the Locality to both residential and business users;
- Support development which provides and improves leisure facilities and recreational areas for young people;
- Support a sustainable future for the Wave Centre;
- Support proposals which improve utility provision.

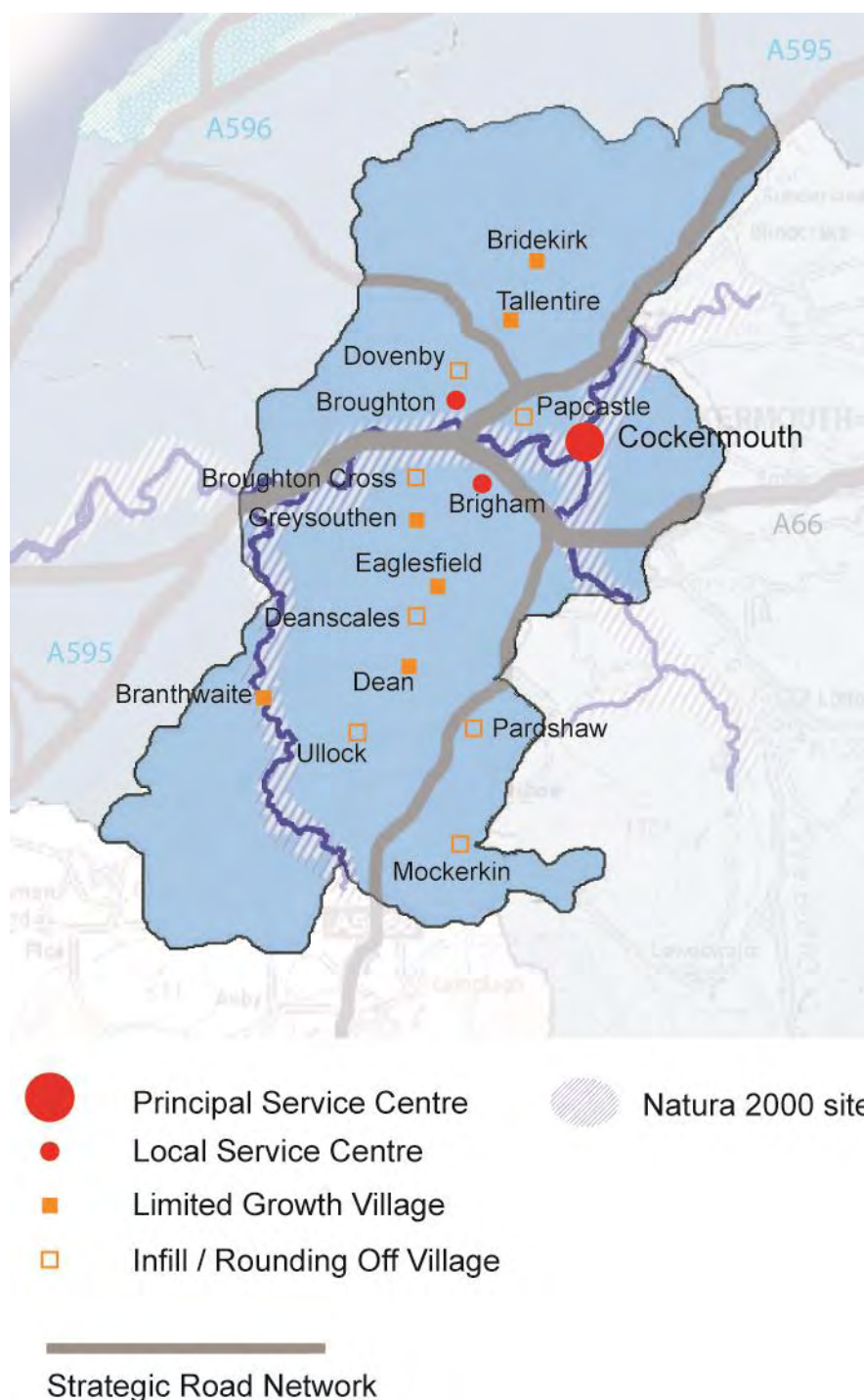
#### Built and Historic Environment

- Seek the continued protection of the heritage assets and architecture, particularly within the attractive conservation area including Maryport's Fleming Square;
- Continue to recognise the national archaeological importance of the Hadrian's Wall World Heritage Site and the Roman fort at Camp Farm. Efforts to progress archaeological investigations in the area shall be supported and protection will be given to the archaeological and historic integrity of Roman Maryport.

#### Natural Environment

- Support the development of the England Coast Path , which seeks to establish an unbroken walking route along the coast of England and provide enhanced and secure access to the coastal margin;
- Protect and enhance biodiversity and geodiversity assets across the Locality;
- Continue to protect the nationally designated historical park of Netherhall which is a locally important area of green space within Maryport;
- Continue to safeguard the protected areas of the Solway Coast AONB from harmful development and ensure that all development is consistent with the objectives of the Solway Coast AONB Management Plan.

**S6c Cockermouth**



**Figure 8 Cockermouth Locality**

101. The locality of Cockermouth covers an area between the Lake District National Park in the east to the Workington Locality in the west. It encompasses the Key Service Centre of Cockermouth, the Local Service Centres of Brigham and Broughton and the Rural Villages of Bridekirk, Branthwaite, Broughton Cross, Dean, Deanscales, Dovenby, Eaglesfield, Greysouthen, Mockerkin, Papcastle, Pardshaw, Tallentire, and Ullock.

102. The town of Cockermouth is an attractive historic market town built upon the meeting of the River Cocker and the River Derwent. It benefits from its advantageous position adjacent to the Lake District National Park and both the A66 and the A595, making it an attractive residential location.
103. Cockermouth has a rich historical environment with the whole of the town centre being encompassed within a Conservation Area, and features many Listed or protected buildings. The medieval market town layout is very evident, particularly the oldest parts; Market Place, Castlegate, the Castle & Kirkgate as well as parts of Main Street. Some of the buildings in this area have considerable 17th Century and possibly older elements behind the facades, while much redevelopment and re-facing of buildings was carried out in the Georgian period. One of the best examples being Wordsworth House, the birthplace and childhood home of William Wordsworth. From the late 18th Century the town developed larger industries initially using water from the two main rivers. Some of the issues affecting the Conservation Area come from the quantity of traffic travelling through its heart, while there are also examples of poor quality shopfronts, signs and public realm.
104. In the wider locality Papcastle Conservation Area is located adjacent to the site of a Roman fort and is surrounded by a rich archaeology. Its modern origins come from mills and industries using the river although it is largely residential now and functions as a suburb of Cockermouth but retains the physical character of a distinctive settlement. The village has grown organically with a variety of vernacular buildings including farmsteads and small cottages as well as a number of larger detached houses of more polite architecture of various styles.
105. The town centre of Cockermouth is vibrant, attractive and functions well as both a service centre and tourist destination. The attractiveness of Cockermouth as a residential location has led to high house prices which have increasingly become beyond the reach of many local residents, therefore the need for affordable housing has become a priority. Much of the town of Cockermouth is prone to high levels of flooding, as was seen in 2009, and efforts continue with the towns flood defences to ensure its future resilience.
106. A large number of the residents within the Cockermouth Locality work at Sellafield and commute via private car. The town is also popular as a location for new businesses with several successful and high quality commercial business parks developed over recent years. Given the Town's successful property market there is limited opportunity for new development within the town itself and therefore a need to consider providing more land in the development plan. Cockermouth is served by regular bus services but is not on the railway line.



107. The outlying villages within the Cockermouth Locality share the attractive residential qualities of the town, as well as the problem of availability of local affordable housing. Furthermore, in some of these villages access to services such as shops and schools are limited.
108. As a successful and popular location, attracting many affluent families, the residents of the Cockermouth Locality enjoy a high quality of life, high educational attainment and low levels of deprivation.
109. Cockermouth is well known for its scenic location and easy access to the countryside and the nearby Lake District. The Rivers Derwent and Cocker are both internationally protected wildlife and habitat corridors.

### **Cockermouth Area Policy**

In relation to the following issues in the Cockermouth Locality, the Council will:

#### **Housing**

- Taking into account committed development direct approximately 10% of the overall housing growth to Cockermouth amounting to an average of 30 homes per year ;
- Allow smaller numbers of housing in the Local Service Centres of Brigham and Broughton and the Limited Growth Villages of Bridekirk, Eaglesfield, Greysouthen, Dean, Branthwaite and Tallentire. Reflecting its designation as an Infill/ Rounding Off Village very small scale development will be expected in Broughton Cross, Deanscales, Dovenby, Mockerkin, Papcastle, Pardshaw, and Ullock;
- Expect the Site Allocation DPD to allocate appropriate sites to meet the growth targets. Where available the reuse of previously used land will be encouraged, however, given the evidence the majority of sites are likely to be on greenfield land;
- Expect open market housing sites in Cockermouth to deliver 40% affordable houses delivered on site (subject to viability). On all other qualifying sites in the Locality the Council will aim to deliver 25% affordable housing targets.
- Encourage the provision of housing to meet the needs of the older generation and for people with specific housing needs.

#### **Economy**

- Address lack of available employment sites and increase the range on offer to meet both ongoing local needs and those of the nuclear and energy supply sectors;
- Support proposals which build upon the existing vitality and viability of Cockermouth town centre including, allocating land to improve retail provision and choice (particularly convenience);
- Implement new town centre boundary which allows the centre to grow and adapt to changing needs over the plan period, ensuring there is enough land available for appropriate development;
- Protect designated primary frontages to secure the retail shopping core of the town centre along Main Street and Station Street;

- Secure designated secondary frontages which promote wider mixed uses within the town centre such as cafes, restaurants, pubs, bars, etc - which draw visitors along the main town centre area towards the Market Place. Extend the main town centre area to include the Market Place, and encourage and promote this area as a place for leisure and culture;
- Support the provision, improvement and protection of small scale retail, leisure and community services in rural settlements;
- Encourage tourism proposals which capitalise on the high visitor numbers to the Cockermouth area, particularly, sustainable forms of tourism and leisure attractions, such as Roman Papcastle, and the provision of high quality accommodation.
- Support and promote festivals which draw visitors to the town and support a thriving cultural scene, such as the Taste Cumbria festival.

#### Sustainable Communities and Infrastructure

- Support proposals which improve utility provision;
- Encourage improvements to the accessibility of Cockermouth town centre through improvements to the town car parks, with linked improvements to local public transport provision and cycle networks;
- Work with partners to maximise the roll out of superfast and next generation broadband across the Locality to both residential and business users.

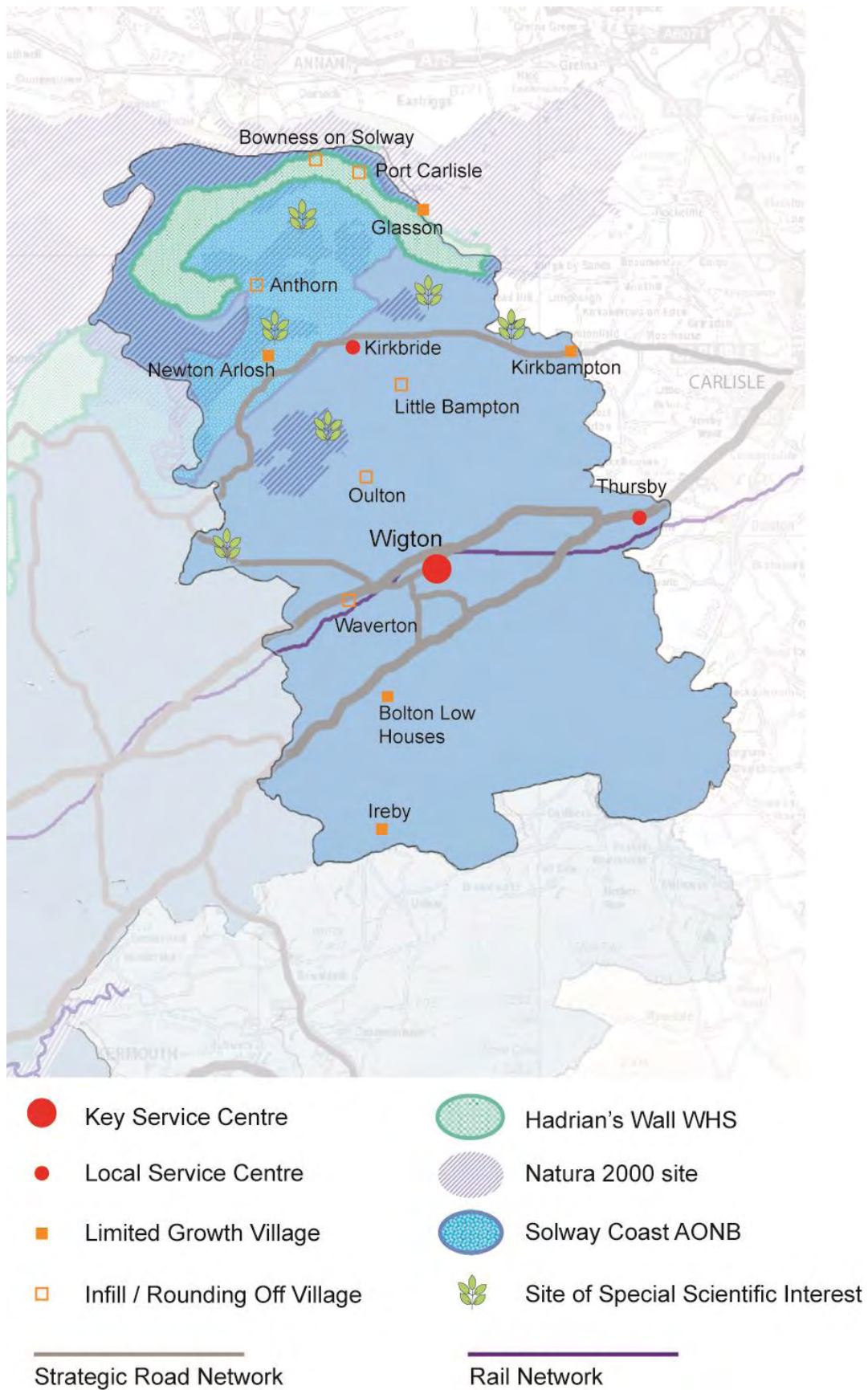
#### Built and Historic Environment

- Seek the continued conservation and enhancement of the Locality's historic assets, including Cockermouth's distinctive architectural characteristics;
- Promote development in accordance with the Cockermouth Design Guide.

#### Natural Environment

- Protect and enhance the special character of the River Derwent and River Derwent corridors as Natura 2000 sites and Sites of Special Scientific Interest as well as protecting and enhancing other biodiversity and geodiversity assets;
- Support proposals which minimise the risk of flooding and effectively contribute to defence management;
- Ensure development has regard for the landscape character of the Locality, with particular focus on the setting of the Lake District National Park.

**S6d Wigton**



**Figure 9 Wigton Locality**

Allerdale Local Plan (Part 1) . Adopted July 2014

110. The Wigton Locality covers a large area of land in the north of the Borough, stretching from the Lake District National Park in the south east to the Solway Firth in the north west. The Locality is predominately rural and agricultural in nature with the Key Service Centre of Wigton, Local Service Centres of Kirkbride and Thursby and the Rural Villages of Anthorn, Bowness-on-Solway, Bolton Low Houses, Glasson, Ireby, Kirkbampton, Little Bampton, Newton Arlosh, Oulton, Port Carlisle and Waverton.
111. The town of Wigton is a historic market town and remains a centre for agricultural commercial activity and a service centre for the northern rural communities. There are also several significant industrial employers within the town. Wigton town centre evolved from a medieval street plan and has many significant heritage assets. The whole of the town centre is within the Conservation Area and many of its buildings are Listed or protected.
112. Wigton churches and former market places give the town its layout, whilst its narrow central streets form the shopping core. The town grew significantly in the early 19th Century with industrial developments and this led to a large expansion of residential development, mostly in the local Georgian style. It also has some small Victorian terraced housing, which add positively to the character of the Conservation Area. Although the town centre is thriving in many ways - it has low vacancy rates and a high number of successful independent traders - the built environment has degraded over recent years and some of the larger buildings are in a poor state of repair.
113. The Wigton Locality has a rich historical landscape with much of the northern area within the Hadrian's Wall World Heritage Site. A number of the outlying villages are encompassed by Conservation Areas and there is a wide and diverse selection of Listed Buildings scattered throughout the locality. Bowness on Solway Conservation Area is on the site of a Roman fort on Hadrian's Wall and is built up on the banks of the Solway Estuary. Its 12th Century St Michael's church is thought to be built on the granary of the Roman fort. It is the largest village on the western Solway Plain and has grown organically with much vernacular architecture including farm buildings, as well as later Victorian properties. In close proximity Port Carlisle Conservation Area is one mile east of Bowness and was developed as a port in the early 19th Century. Most of the large sandstone docking quay remains and is an important part of the history and character of the Conservation Area. Port Carlisle's houses were built at the time as the construction of the canal in the early 19th Century mainly on one single sided street. The architecture is simple but very well proportioned and almost all of its buildings are listed.
114. Wigton is located between the two main roadways of the A595 and A596 which run between Workington and Carlisle. Given its close

location to Carlisle commuting for employment and services is common, and has in part contributed to an increase in recent housing development. It is served by regular bus services and it has a railway station, although this is somewhat detached from the town centre.

115. The outlying villages of the Wigton Locality are dispersed widely across the area and are diverse in size and character. They largely retain their primary agricultural function, yet some lack services such as shops and bus services, leaving some communities relatively isolated.
116. Of all the Localities within the Plan Area, Wigton is the most ecologically diverse in terms of natural environmental assets. The whole of the northern section of the locality, including the Solway Firth, Plains, Wetlands, Muds and Flats are protected by international wildlife and habitats designations, such as the Natura 2000 and Ramsar sites, national designations such as Sites of Special Scientific Interest (SSSI) and local designations such as County Wildlife sites. Furthermore, the coastal area of the Solway Firth itself is nationally protected for its intrinsic natural beauty through the designation as the Solway Coast Area of Outstanding Natural Beauty (AONB).

### **Wigton Area Policy**

In relation to the following issues in the Wigton Locality, the Council will:

#### Housing

- Taking into account committed development direct approximately 10% of the overall housing growth to Wigton amounting to an average of 30 homes per year;
- Allow smaller numbers of housing in the Local Service Centres of Kirkbride and Thursby and the Limited Growth Village of Kirkbampton, Bolton Low Houses, Glasson, Newton Arlosh and Ireby. Reflecting designation as an Infill/ Rounding Off Village very small scale development will be expected in Anthorn, Bowness-on-Solway, Little Bampton, Oulton, Port Carlisle and Waverton;
- Expect the Site Allocation DPD to allocate appropriate sites to meet the growth targets. Where available the reuse of previously used land will be encouraged, however, given the evidence the majority of sites are likely to be on greenfield land;
- Expect open market housing sites in Wigton to deliver 20% affordable houses delivered on site (subject to viability). On all other qualifying sites in the Locality the Council will aim to deliver 25% affordable housing targets;
- Support efforts to make use of long term empty housing, especially within Wigton town centre.

#### Cross Boundary issues

Through the Lake District National Park Core Strategy (CS18) there is the opportunity for the housing need identified in the parishes of Boltons, Westward, Sebergham and Castle Sowerby to be delivered within specific adjoining parishes within the National Park, provided the occupants meet the local connection criteria and any other occupancy requirements. Caldbeck is designated as a rural service centre in the National Park Core Strategy and would be a focus for such development. All new housing approved under policy LDNP CS18 would be subject to occupancy restrictions.

Applications for new housing within the Allerdale Planning Authority area of these parishes will be subject to policies within the Allerdale Local Plan.

### Economy

- Encourage appropriate levels of employment growth following the spatial strategy through the identification of additional employment land;
- Promote existing and new businesses by welcoming appropriate expansion and supporting proposals for small flexible business start-up and move on space as well as alternative methods of provision such as the role of work hubs in providing facilities as a focal point for rural businesses;
- Promote the sustainability of the Locality by directing and where necessary allocating land for retail, leisure and cultural proposals to Wigton town centre and by encouraging a vibrant evening economy to serve local communities and attract visitors;
- Support production of Area / Town Centre Action Plans in partnership with the community to improve the prospects and viability of Wigton town centre;
- Encourage appropriate levels of growth following the spatial strategy and promote alternative methods of provision, such as the opportunity for live/work units in rural areas;
- Support appropriate rural and farm diversification schemes, particularly through the encouragement of small scale tourism development, or food and drink production businesses;
- Protect the character and sustainability of rural settlements by setting policies that vigorously protect village and community services such as shops and pubs.

### Sustainable Communities and Infrastructure

- Work with partners to support traffic management and infrastructure projects in order to tackle congestion, ease heavy traffic movement and improve the public realm within Wigton town centre;
- Support development which provides and improves open space provision, leisure facilities and recreational areas for young people, particularly in isolated rural villages;
- Support proposals to improve facilities at Wigton rail station such as the creation of additional car parking;

- Work with partners to maximise the roll out of superfast and next generation broadband across the Locality to both residential and business users;
- Support proposals which improve utility provision.

#### Built and Historic Environment

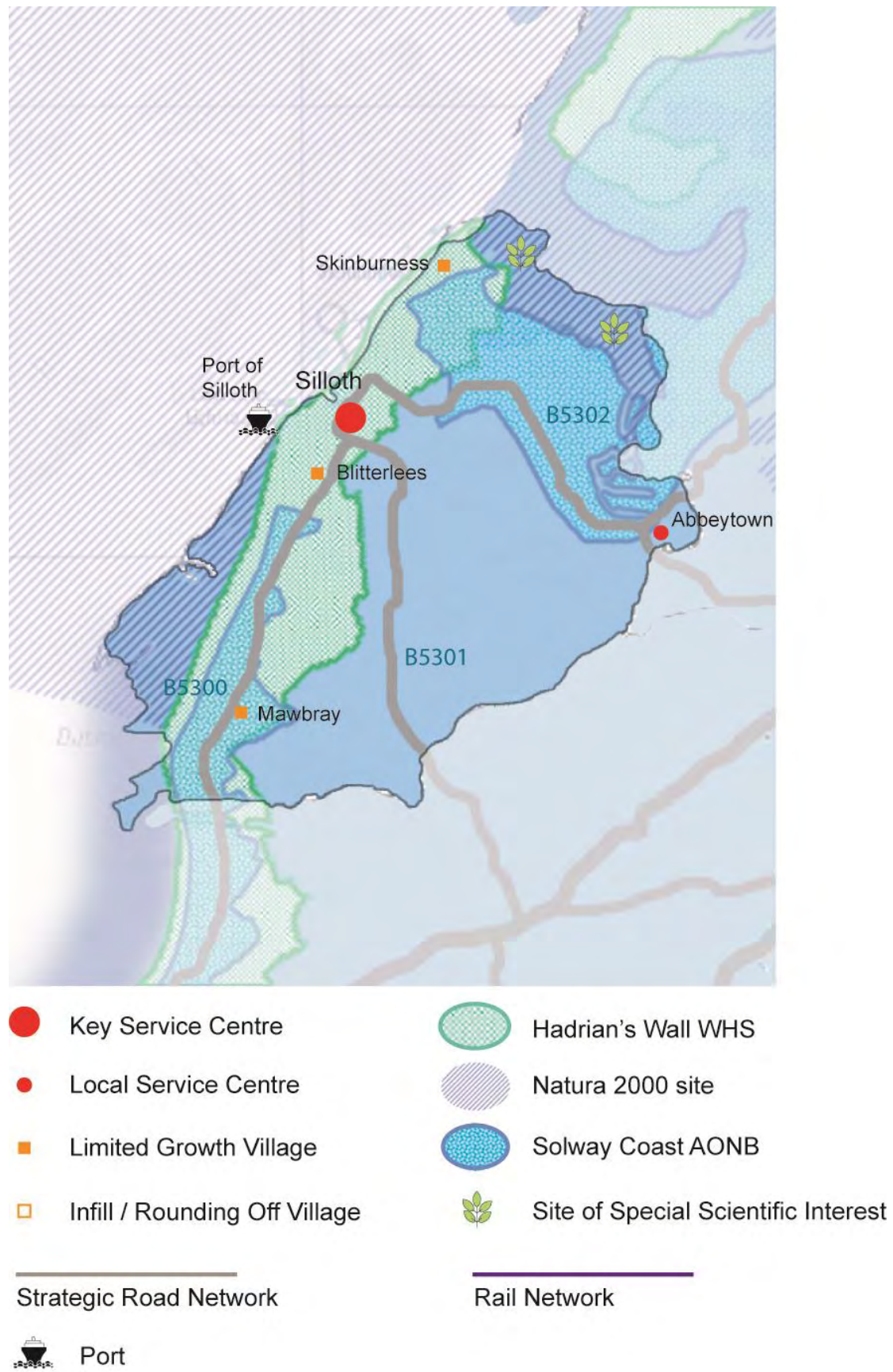
- Safeguard and protect the attractive and distinctive Georgian architectural heritage within Wigton town centre and the wider villages, promoting improvements and enhancements to maximise the character of the buildings and public realm within conservation areas;
- Protect the distinctive character of villages and settlements by ensuring that all new development respects and enhances existing traditional designs and features;
- Continue to recognise the international archaeological importance of the Hadrian's Wall World Heritage Site. Efforts to progress archaeological investigations in the area shall be supported and protection will be given to the archaeological and historical integrity of findings and remains.

#### Natural Environment

- Continue to safeguard and where appropriate enhance the internationally protected Natura 2000 sites, including the numerous SSSIs of the Solway Mosses and Marshes, and protect and enhance other biodiversity and geodiversity assets;
- Protect the nationally protected Solway Coast AONB from harmful development and ensure that all development is consistent with the objectives of the Solway Coast AONB Management Plan;
- Ensure development has regard for the landscape character of the Locality, with particular focus on the setting of the Lake District National Park;
- Support the development of the England Coast Path , which seeks to establish an unbroken walking route along the coast of England and provide enhanced and secure access to the coastal margin;



**S6e Silloth**



**Figure 10 Silloth Locality**



117. The Locality of Silloth is in the north west of the Borough on the Solway Coast and encompasses the Key Service Centre of Silloth, the Local Service Centre of Abbeytown and the Rural Villages of Blitterlees, Mawbray and Skinburness.
118. The town of Silloth was established as a Victorian seaside resort and much of the existing town centre retains the attractive grid street pattern and architecture of this time. Behind the beach and promenade is a strip of trees and The Green, a very large grassed area separating the sea from the main town. The town's Victorian architecture is well preserved and the majority of the town centre is within the Conservation Area with many of the buildings being Listed or protected.
119. The Green and the impressive three storey Victorian architecture fronting it provides a very distinctive Victorian Seaside Resort character, however, while Silloth town centre has an attractive built environment, it currently suffers a limited choice of retail and leisure businesses. A greater variety of businesses would optimise its potential as both a residential location and tourism destination. The Locality as a whole has a rich historic landscape with much of the area within the Hadrian's Wall World Heritage Site. A number of the outlying villages are Conservation Areas and there is a diverse selection of Listed Buildings scattered throughout the locality.
120. Silloth is a popular visitor destination due to its central position within the Solway Coast AONB and it has a popular golf course and several holiday parks. Other economic activities within the town are based around the Port of Silloth and a number of industrial units nearby.
121. The Silloth Locality has an unbalanced population with a significantly higher proportion of elderly people than any other area within the Borough.
122. Silloth makes a significant contribution to the Borough's natural environment through a range of ecologically diverse and important assets. The entire coastal sections of the locality are protected under the international designations of Natura 2000 and Ramsar sites, national designations such as Sites of Special Scientific Interest (SSSI) and local designations such as County Wildlife sites. Furthermore, the Solway Firth and Coast themselves are protected for their intrinsic natural beauty and are nationally protected through as the Solway Coast Area of Outstanding Natural Beauty (AONB) designation.

### **Silloth Area Policy**

In relation to the following issues in the Silloth Locality, the Council will:

### Housing

- Taking into account committed development direct approximately 3% of the overall housing growth to Silloth, amounting to an average of 9 homes per year;
- Allow smaller numbers of houses in the Local Service Centre of Abbeytown, and the Limited Growth Villages of Blitterlees, Mawbray and Skinburness;
- Expect the Site Allocation DPD to allocate appropriate sites to meet the growth targets. Where available the reuse of previously used land will be encouraged, however, given the evidence the majority of sites are likely to be on greenfield land;
- Expect open market housing sites in Silloth to deliver 20% affordable houses delivered on site (subject to viability). On all other qualifying sites in the Locality the Council will aim to deliver 25% affordable housing;
- Support efforts to make use of long term empty housing;
- Encourage the provision of housing to meet the needs of the older generation and for people with specific housing needs.

### Economy

- Recognise and promote the role of Silloth town as a tourist destination for outdoor recreation including golfing, walking, cycling and horse riding and as the major service centre for visitors to the AONB and Hadrian's Wall World Heritage Site. Development for tourism and accommodation facilities will be directed to Silloth and Abbeytown in order to relieve pressure on sensitive landscapes and habitats and support the rural economy;
- Encourage appropriate levels of employment growth in accordance with the spatial strategy and promote alternative methods of provision, such as the opportunity for live/work units;
- Recognise the importance of the Port of Silloth to the economy of the Locality and wider Borough, while ensuring that development does not result in an adverse effect on Natura 2000 sites;
- Promote sustainability by promoting Silloth town centre as the Locality's Key Service Centre and directing retail, leisure and cultural proposals of appropriate scale and nature to the town centre wherever possible;
- Support appropriate rural and farm diversification schemes, particularly through the encouragement of small scale tourism development, or food and drink production businesses;
- Protect the character and sustainability of rural settlements by protecting village and community services such as local shops, village halls and pubs.

### Sustainable Communities and Infrastructure

- Encourage the enhancement of rural transport links in order to provide access to local facilities to address the issue of rural isolation;

- Work with partners to maximise the roll out of superfast and next generation broadband across the Locality to both residential and business users
- Support proposals which improve utility provision.

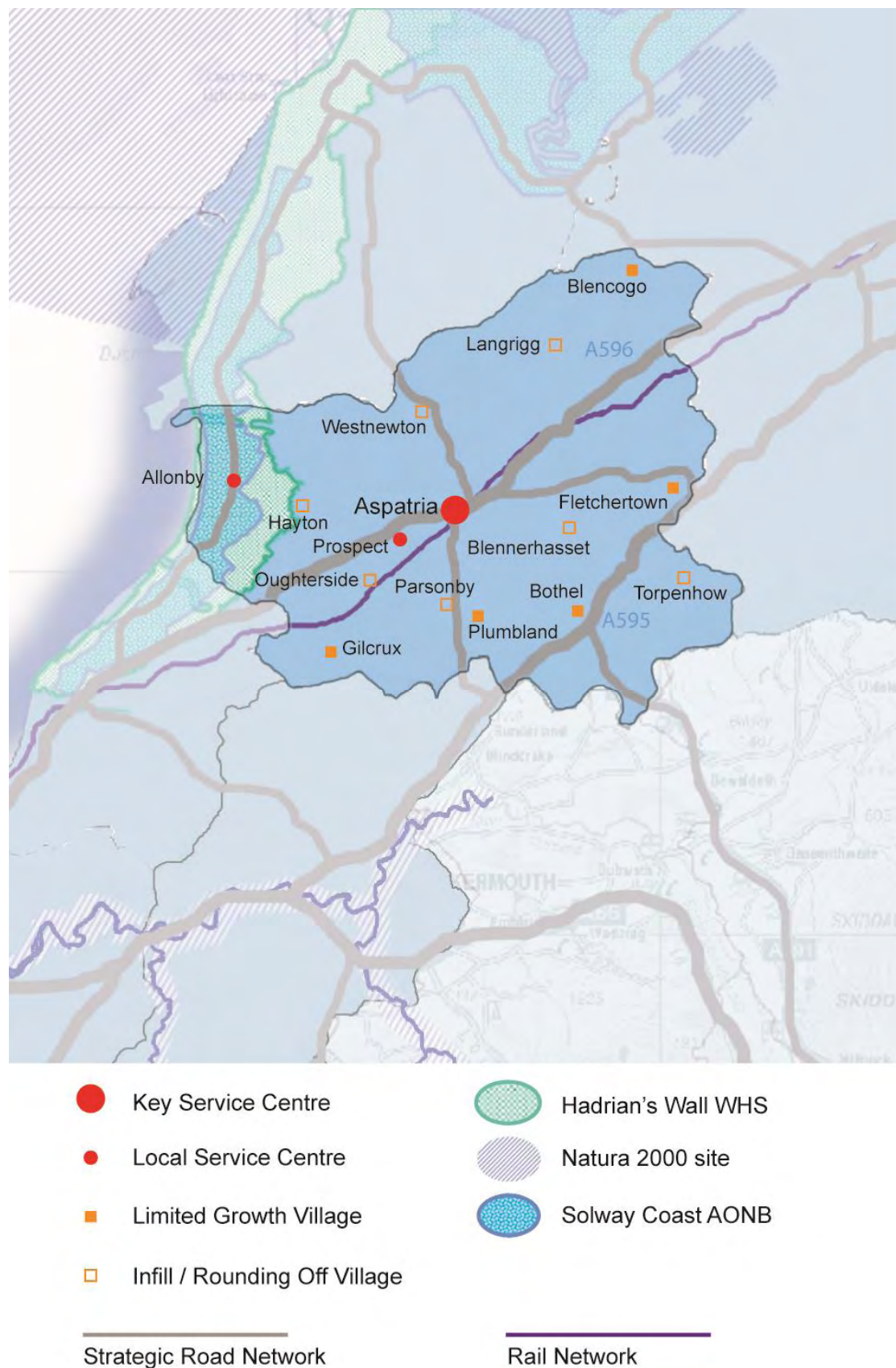
#### Built and Historic Environment

- Safeguard and where appropriate enhance the attractive and distinctive Victorian character and architectural heritage within Silloth, including the Green and the town centre. The Council will support development which responds positively to the character, history and distinctiveness of the Locality's historic assets and integrates well with existing development;
- Protect Hadrian's World Heritage Site given its status as a designated heritage asset of the highest significance, follow the aims and objectives of the Management Plan and ensure the conservation of the Outstanding Universal Value of the World Heritage Site. Furthermore, encourage opportunities for new development within World Heritage Site and setting that enhance or better reveal its significance;
- Protect the distinctive character of villages and settlements by ensuring all new development respects and enhances existing traditional designs and features.

#### Natural Environment

- Continue to safeguard the internationally protected Natura 2000 sites from harmful development as well as protecting and enhancing other biodiversity and geodiversity assets;
- Continue to safeguard the nationally protected Solway Coast AONB from harmful development and ensure that all development is consistent with the objectives of the Solway Coast AONB Management Plan;
- Support the development of the England Coast Path , which seeks to establish an unbroken walking route along the coast of England and provide enhanced and secure access to the coastal margin;

**S6f Aspatria`**



**Figure 11 Aspatria Locality**

123. The Aspatria Locality is situated in the centre of the Borough, north of Maryport, stretching from the A595 in the east to the Solway Coast in the west. The locality encompasses the Key Service Centre of Aspatria, the Local Service Centres of Allonby and Prospect and the Rural Villages of Blencogo, Blennerhasset, Bothel, Fletchertown, Gilcrux, Hayton, Langrigg, Oughterside, Parsonby, Plumbland, Torpenhow, and Westnewton.
124. The town of Aspatria evolved due to coal mining; however, its main economic activities are now manufacturing and food industries. The town centre is small in scale and spreads along the main route of the A596 road. There are limited retail and leisure services with the consequence that many residents travel to Wigton, Maryport or Carlisle for their shopping and leisure requirements. The town centre environment is of poor quality in certain areas, in part due to the level of heavy traffic that passes through the town.
125. The Aspatria Locality has a diverse historic landscape with parts of the area within the Hadrian's Wall World Heritage Site. A number of the outlying villages such as Allonby are Conservation Areas and there is a wide selection of Listed Buildings scattered throughout the Locality. Allonby is set on a wide sweeping bay with extensive views south to Maryport and north to Dumfries and Galloway. It originated as a fishing and farming settlement with local services providing for farms further afield. It has strong Quaker links and a history of attracting wealthy incomers and benefactors, which has led to the construction of many interesting buildings in a variety of architectural styles. It has thrived into the 20th & 21st Centuries as a destination for holiday makers and day trippers as well as a desirable place to live.
126. The Locality has a varied natural landscape with the coastal sections near Allonby nationally protected for their intrinsic beauty as part of the Solway Coast AONB. Allonby is a popular visitor destination amongst locals for access to its coast and beaches and is host to a number of outdoor recreational activities. Much of these areas also form important wildlife and habitat protection areas and are internationally protected as Natura 2000 sites. The countryside and coastal areas offer many opportunities for tourism and recreational activities to promote the local economy with the village of Allonby being particularly well placed to receive additional tourist numbers whilst relieving visitor pressures on the sensitive coastline and habitats.

### **Aspatria Area Policy**

In relation to the following issues in the Aspatria Locality, the Council will:

#### **Housing**

- Taking into account committed development direct approximately 4% of the overall housing growth to Aspatria amounting to an average of 12 homes per year;
- Allow smaller numbers of housing in the Local Service Centres of Allonby and Prospect and the Limited Growth Village of Blencogo, Bothel, Fletchertown, Gilcruix and Plumbland. Reflecting designation as Infill/ Rounding Off Villages very small scale development will be expected in Blennerhasset, Hayton, Langrigg, Oughterside, Parsonby, Torpenhow and Westnewton;
- Expect the Site Allocation DPD to allocate appropriate sites to meet the growth targets. Where available the reuse of previously used land will be encouraged, however, given the evidence the majority of sites are likely to be on greenfield land;
- Expect open market housing sites in Aspatria to deliver 20% affordable houses on site (subject to viability). On all other qualifying sites in the Locality the Council will aim to deliver 25% affordable housing targets;
- Support efforts to make use of long term empty housing, especially within Aspatria town centres.

#### Economy

- Encourage appropriate levels of employment growth in accordance with the spatial strategy and promote alternative methods of provision, such as the opportunity for live/work units;
- Protect and maximise the use of local employment sites;
- Ensure sustainability by promoting Aspatria town centre as the Locality's Key Service Centre and directing retail, leisure and cultural proposals of appropriate scale and nature to the town centre wherever possible;
- Implement the new town centre boundary within Aspatria in order to support the retail and leisure services on offer to both local residents and visitors;
- Promote Allonby and Aspatria as the coastal and countryside centres for outdoor recreation including walking, cycling and horse riding and those visiting the AONB. Development for tourism including accommodation facilities will be directed to these Key and Local Service Centres within the Locality in order to relieve pressure on sensitive landscapes and habitats and support the rural economy.
- Support appropriate rural and farm diversification schemes, particularly through the encouragement of small scale tourism development, or food and drink production businesses;
- Work with partners to maximise the roll out of superfast and next generation broadband across the Locality to both residential and business users;
- Protect the character and sustainability of rural settlements by setting policies that vigorously protect village and community services such as shops and pubs.

#### Sustainable Communities and Infrastructure

- Support aspirations of the Aspatria Rural Partnership Community Action Plan including enhancements and adaptations to improve multi functional opportunities for valuable community facilities such as village halls, public houses and local shops;
- Encourage the enhancement of rural transport links in order to provide access to local facilities to address the issue of rural isolation;
- Work with partners to support the improvement and integration of bus and rail services and improved parking and cycle facilities at the railway station;
- Support development which provides and improves open space provision, leisure facilities and recreational areas for young people, particularly in isolated rural villages;
- Work with partners to maximise the roll out of superfast and next generation broadband across the Locality to both residential and business users;
- Support proposals which improve utility provision.

#### Built and Historic Environment

- Protect the distinctive character of villages and settlements by ensuring that all new development respects and positively contributes to existing traditional designs and features;
- Protect Hadrian's World Heritage Site given its status as a designated heritage asset of the highest significance, follow the aims and objectives of the Management Plan and ensure the conservation of the Outstanding Universal Value of the World Heritage Site. Furthermore, encourage opportunities for new development within world heritage site and setting that enhance or better reveal its significance;
- Support production of an Aspatria Action Plan in partnership with the community to bring derelict buildings back into use and to improve the commercial attractiveness of the town centre.

#### Natural Environment

- Protect the rural character of the Locality which is valued by local residents;
- Continue to safeguard the internationally protected Natura 2000 sites and other biodiversity and geodiversity assets;
- Protect the nationally protected areas of the Solway Coast AONB from harmful development and ensure that all development is consistent with the objectives of the Solway Coast AONB Management Plan;
- Ensure development has regard for the landscape character of the Locality, with particular focus on the setting of the Lake District National Park;
- Support the development of the England Coast Path , which seeks to establish an unbroken walking route along the coast of England and provide enhanced and secure access to the coastal margin;

National Planning Policy	Whole document
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Local Plan Strategic Objectives	All strategic objectives
Allerdale Council Plan Priorities	1, 2, 3, 4, 5
Sustainable Communities Strategy	Whole document
Evidence Base and other relevant documents and strategies	All the Allerdale Evidence base



## Housing

### **S7 A Mixed and Balanced Housing Market**

127. The creation of sustainable, inclusive and mixed communities is a key objective of both Allerdale Borough Council and national government. Policy S3 sets out the spatial strategy for residential development over the plan period. It is vital to the success of this strategy that the right types of homes are delivered so the whole community is suitable housed irrespective of their personal circumstances.

### **S7 A Mixed and Balanced Housing Market**

The Council will work with partners to promote sustainable, inclusive and mixed communities by ensuring that all new residential development contributes to improving the balance of housing and meets the identified needs of the whole community. The Local Plan will ensure the development of sustainable mixed communities by:

- Maximising the delivery of affordable housing through the Plan Area;
- Ensuring residential development makes a positive contribution to the overall housing mix;
- Ensuring the sustainable use of housing land and stock;
- Making provision for the identified needs of an ageing population and ensuring that the specific requirements of different groups are met;
- Improving the quality and suitability of the existing housing stock;
- Supporting the essential need for a rural worker to live permanently at, or near to their place of work;
- Encouraging high standards of design and infrastructure that create sustainable and inclusive communities.

128. Allerdale faces a number of significant housing challenges that need to be addressed to achieve a more balanced housing market. This policy sets a comprehensive framework to provide focus and direction to enable these challenges to be met.

129. It is important that the Local Plan provides enough homes to meet the aspirations of local people and to attract new people to live in the area in order to support economic objectives. In addition to ensuring that sufficient housing is delivered, the Local Plan must ensure that the housing needs of different types of households is fulfilled by providing the right types and mix of housing within the Plan Area. Providing the right types of homes is key to ensuring that development does not compound the existing housing problems, such as affordability, and to ensure that we provide for current and future residents. It is expected that the mix of housing will vary site-by-site and will be informed by local evidence provided by an up-to-date Strategic Housing Market Assessment or other credible evidence source.

130. Encouraging the use and redevelopment of empty and unsuitable homes is also an important part of the strategy for sustainable development. Policy DM1 provides detail to help support development.
131. As a central part of the spatial strategy S3 directs development to defined settlements across Allerdale, and to avoid isolated new homes in the open countryside. In meeting the accommodation needs of all of Allerdale, national policy allows for an exception to this approach for affordable housing (S9 Rural Exception Sites) and the essential need for a rural worker, such as those employed in agriculture, forestry or other land based industries, to live permanently at or near their place of work in the countryside. Policy DM2 details the requirements that will be used to assess such proposals.

National Planning Policy	NPPF paragraphs 47 to 55
Local Plan Strategic Objectives	SO2a, SO2b, SO2c, SO2d, SO2e, SO5a
Allerdale Council Plan Priorities	1, 2, 3
Sustainable Communities Strategy	6.2, 6.3, 6.5, 6.7, 6.8
Evidence Base and other relevant documents and strategies	Allerdale's Strategic Housing Market Assessments (2011), Cumbria Gypsy and Traveller Accommodation Needs Assessment (2008), Projections Paper - Projecting Employment and Housing Change (2011)

## S8 Affordable Housing

132. The provision of affordable homes is one of the Council's key priorities. The majority of affordable housing that is built across the Plan Area is delivered as part of new development. Therefore, planning policies have a central role in helping to deliver low cost homes through quotas of affordable dwellings being negotiated and delivered on open market housing sites.
133. In 2012 the average house price in Allerdale stood at approximately £157,000, and while this is not considered high by national standards, when compared to average household income they are considered unaffordable, with an average ratio of 5:1. At entry level the problem is more pronounced and many local people, especially younger people, often find themselves priced out of the market.
134. The Strategic Housing Market Assessments (SHMA) identify a need for affordable housing in the Plan Area of approximately 181 dwellings per annum to meet backlog and emerging needs. This must be placed in the context of the growth targets of 304 identified in S3 new dwellings (both open market and affordable) each year over the plan period. This equates to nearly 60% of the annual housing requirements. The assessments also indicated that across the Plan Area most of the need was for social rented units rather than shared ownership dwellings.
135. The tenure needs provided by local evidence is as follows;

Housing Market Area	Annual Need (households)	Socially Rented	Intermediate
Workington and Maryport	106	80%	20%
Cockermouth	39	70%	30%
Wigton	36	60%	40%
Allerdale	181	74%	26%

**Figure 12 Affordable Housing Need (Allerdale SHMA 2011)**

136. The Housing Viability Assessment has been produced to demonstrate the levels at which housing development is capable of being delivered profitably while at the same time providing an appropriate level of affordable housing and tenure mix. The viability of providing affordable housing has been considered in addition to the overall level of need when setting the quotas in the policy.

## **S8 Affordable Housing**

The Council will seek to maximise the delivery of affordable housing across the Plan Area by working with partners, developers and local communities. In order to address the need for affordable housing the Council will seek a proportion of affordable homes from residential development in perpetuity. Affordable housing will be provided on-site, apart from in exceptional circumstances.

Within the Principal and Key Service Centres housing development of 10 dwellings (or 0.3 ha) or more will be required to make provision for 20% affordable housing. Given the level of need identified in the Cockermouth Housing Market Area provision will be made for 40% in this settlement.

Outside of KSCs housing development of 5 dwellings (or 0.15ha) or more will be required to make provision for 25% affordable housing.

The Council will require the provision of affordable housing to be in clusters throughout the development so as to be indistinguishable from open market dwellings. The Council will normally seek a tenure split of 75% social rented and 25% intermediate affordable units, but will take into consideration the identified local need and site specifics, including viability.

The Council recognise that in some cases viability of housing sites can be marginal and therefore a flexible approach is required. Where the viability of schemes fall short of the policy requirements, the onus will be on the developer/ landowner to clearly demonstrate the circumstances justifying a lower affordable housing contribution or a different tenure mix.

137. Policy S8 sets out the circumstances for securing affordable housing through open market development. Providing appropriate tenure and affordability are key to meeting housing needs and to developing mixed, balanced and inclusive communities. The need for and type of affordable housing will be regularly reviewed and monitored throughout the plan period, and evidence updated and maintained to inform application of policy.
138. The proportion of affordable housing sought in Policy S8 has been developed using the available evidence of need identified together with local viability and market evidence provided. Policy S8 states that within Principal and Key Service Centres qualifying proposals should make provision for 20% affordable housing, with the exception of Cockermouth where the level of provision is 40% given the high level of need, and the evidence of a more viable housing market. For the rest of Allerdale Local Plan Area the Council seeks to secure an affordable provision of 25%. Where the proportion of affordable housing sought will result in the provision of a part unit the number will be rounded up or down to provide the nearest whole unit.

139. Policy seeks affordable housing contributions from housing development of over 10 dwellings in Principal and Key Service Centres, and from housing sites of 5 dwellings and above elsewhere. The approach is justified in the context of the scale of affordable housing need in the district, past delivery, coupled with the fact that small housing sites have been and will continue to be an important source of housing land supply. The Council considers that this context provides a strong justification for seeking contributions from small housing sites.
140. To assist in the creation of mixed, inclusive communities, affordable housing should be provided on-site as part of well-designed mixed tenure schemes. On sites where the proportion and tenure split results in the delivery of a small number of affordable dwellings, it may be necessary to determine the tenure provided based on local evidence such as parish based housing market assessments. In exceptional circumstances where site specific issues preclude the provision of on-site affordable housing, or where provision can be better met on an alternative site in the local area, off-site contributions may be accepted as an alternative.
141. Affordable housing units will be dispersed throughout a development and of high quality design, so as to be indistinguishable from other development. Where the dwellings are being released to a Registered Provider they must meet that provider's own standards and/or those imposed by funding requirements. In determining the level of integration consideration will be given to the management and maintenance associated with the proposal, as well as the types of dwellings to be delivered. Guidance may be sought from the Registered Provider (or equivalent) to ensure resultant development meets their requirements.
142. The provision of affordable housing as part of open market housing development must be flexible to variations in market as well as site specific conditions over the plan period. It is therefore recognised that the provision of affordable housing can affect the profitability and the viability of housing development. In line with national policy the Council will work with developers where viability is compromised by policy requirements. In such cases the onus is on the applicant to demonstrate to the Council's satisfaction that the development is made unviable. A full financial appraisal will be required to support discussions.
143. An Affordable housing SPD will be produced by the Council to assist the delivery of affordable housing, providing details on policy requirements, definitions, viability assessment and appropriate development standards.

Policy	
Local Plan Strategic Objectives	SO2a, SO2c, SO2d
Allerdale Council Plan Priorities	1
Sustainable Communities Strategy	6.3, 6.5, 6.7, 6.8
Evidence Base and other relevant documents and strategies	Allerdale's Strategic Housing Market Assessments (2011), Projections Paper . Projecting Employment and Housing Change (2011), Viability Assessment Update (2011), Allerdale Housing Viability Study (2010)

## **S9 Rural Exceptions Sites**

144. The affordability of rural housing is a major problem in many parts of the Plan Area. In many rural areas property prices have increased to a level where people within the community, particularly young people and young families, can no longer afford them.

### **S9 Rural Exceptions Sites**

The Council will support rural affordable housing exception sites in Local Service Centres and Rural Villages, provided that:

- a) The development will meet or assist in meeting an identified evidence based need for affordable housing in the area, which could not otherwise be met;
- b) The site is well-related and sympathetic to the form and character of the settlement, demonstrates good design and allows accessibility to community services and facilities within it;
- c) The scale is in keeping with the settlement's setting and its role in the hierarchy;
- d) The site is considered to be the most suitable to meet the identified need;
- e) The applicant enters into an appropriate legal agreement that ensures the accommodation will meet the need for local affordable housing in perpetuity.

In some circumstances a small proportion of open market housing may be allowed where it can be shown that the scheme will deliver significant affordable housing and viability is a key constraint.

145. This policy provides an exception to the spatial strategy and provides the opportunity for the delivery of small numbers of rural housing on land outside, but adjoining the development limits of Local Service Centres and Limited Growth Villages, or adjacent to the existing built area of Infill/Rounding Off Villages, that may not fulfil all the criteria set out in policy S5.
146. In order to qualify as a rural exception site the development must meet a proven need for affordable housing in the parish, or the wider adjoining parishes, and accord with the criteria set out in Policy S9. Affordable housing on these rural exception sites should seek to address the needs of the local community and should be retained as part of the affordable housing stock in perpetuity.
147. In exceptional circumstances the Council may also consider a proposal for a rural exception development that includes cross-subsidy from open market sales on the same site. In such case the onus is on the applicant to demonstrate to the Council's satisfaction that the open

market element is essential to the viable delivery of the development. A full financial appraisal will be required to accompany any application.

National Planning Policy	NPPF paragraphs 47, 50, 54
Local Plan Strategic Objectives	SO2a, SO2c, SO2d
Allerdale Council Plan Priorities	1
Sustainable Communities Strategy	6.3, 6.5, 6.7, 6.8
Evidence Base and other relevant documents and strategies	Allerdale's Strategic Housing Market Assessments (2011), Projections Paper . Projecting Employment and Housing Change (2011), Viability Assessment Update (2011), Allerdale Housing Viability Study (2010)



### **S10 Elderly Needs Housing**

148. Allerdale has a rapidly ageing population with a rate that is ahead of the national average. This has clear implications for the future delivery of housing over the plan period and therefore it is essential that planning policy be provided to ensure that the needs of older people are met over the plan period. The Local Plan aims to give all adults that require provision of care more choice and control over where and how they live and how they receive care.

#### **S10 Elderly Needs Housing**

The Council will encourage the provision of housing to maximise the independence and choice of older people and those members of the community with specific needs. When assessing the suitability of sites and/or proposals for the development of residential care homes, extra care housing and continuing care retirement communities, the Council will have regard to the following:

- a) The local need for the accommodation proposed;
- b) The ability of future residents to access essential services, including public transport and shops;
- c) Whether the proposal would result in an undue concentration of such provision in the area;
- d) Impact upon the local environment and the character of the area.

In addition to the provision of specialist accommodation, the Council aims to ensure that older people are able to secure and sustain on-going independence either in their own homes or with the support of family members. To enable this, the Council will:

- e) Encourage the incorporation of Lifetime Homes Standards within all new residential development to enable new housing to be adaptable to meet household needs over time;
- f) Support evidence-based proposals for the creation of self-contained annexes and extensions to existing dwellings in order to accommodate, for example, an elderly or disabled dependent.

Proposals for a self-contained annex should accommodate the functional need of the occupant(s), be proportionate in scale and remain ancillary and subservient to the main dwelling throughout the lifetime of its occupancy. Where appropriate, the Council will consider the use of planning conditions to restrict occupancy and subsequent sale.

149. The policy seeks to promote and encourage the delivery of elderly needs accommodation throughout the Plan Area. This approach is a direct response to the issue of a rapidly ageing population across the Plan Area identified in the Local Plan evidence base.

150. Currently there are no extra care housing facilities within Allerdale. Extra care housing helps older people to live as independently as possible, offering self-contained accommodation in a choice of tenures with access to 24-hour care on site. Cumbria County Council's Extra Care Strategy considers requirements around extra care housing, and planning policy will give consideration to its provision during the Site Allocations process.
151. Continuing care retirement communities, also have a role to play in the provision of care for older people. These developments are much larger in scale and also offer housing with independence, a range of facilities and activities that are not care related, alongside a range of care and support services.
152. Lifetime Homes are designed to provide flexibility to allow dwellings to meet the changing needs of their occupiers over time and enable people to stay in their own homes for longer. The provision of Lifetime Homes can play an important role in meeting future housing needs and forms a key strand of the overall strategy to meet the accommodation needs of older people. Furthermore the policy makes provision for residential annexes which also provides flexibility and choice in meeting the needs of the population.

National Planning Policy	NPPF paragraph 50
Local Plan Strategic Objectives	SO2c, SO2d
Allerdale Council Plan Priorities	1
Sustainable Communities Strategy	6.2, 6.5, 6.6, 6.7, 6.8
Evidence Base and other relevant documents and strategies	Allerdale's Strategic Housing Market Assessments 2011, Projections Paper . Projecting Employment and Housing Change (2011), Cumbria County Council Extra Care Housing Strategy 2011-2029

## S11 Gypsy, Traveller and Travelling Showpeople Sites

153. The creation of sustainable, inclusive and mixed communities is a key objective of Council. In order to help meet the accommodation needs of all communities, the Local Plan makes provision for the Gypsy and Traveller community and Travelling Showpeople both in policy and by the evidence based allocation of suitable sites for the plan period.

~~152.~~154. The Cumbria Gypsy and Traveller Accommodation Assessment (2013) was undertaken by the six Cumbrian District Councils and the National Park Authority. The study determined that across Cumbria there are a total of ten authorised Gypsy and Traveller sites which have a total of 132 pitches, two private temporary sites (14 pitches), two private transit sites (37 pitches) and three private unauthorised sites (13 pitches). Across the County there are also three permanent Showperson yards (39 plots) and one unauthorised yard (two plots). This reveals an increase in the overall provision in Cumbria since a similar study in 2008 and a similar level of authorised sites. At the time of the study in 2013 there were two private unauthorised sites within Allerdale, with a total of eight pitches. In addition, two private Showmen's yards were recorded, one authorised providing 24 plots and one unauthorised providing two plots.

155. The study identified the need for 10 Permanent and 10 transit Gypsy and Traveller Pitches in the Allerdale Plan Area, in addition to the need for 21 Showperson Plots over the Plan Period. In accordance with national policy the Local Plan will allocate sufficient suitable sites to meet the level of need identified by the Cumbria Gypsy and Traveller Accommodation Assessment (Figure X).

	Permanent Pitches	Transit Pitches	Showperson Plots
Identified five year shortfall 2013/14 to 2017/18	10	10	7
Medium term Shortfall (2018/19 to 2022/23)	0		7
Long term Shortfall (2023/24 to 2028/29)	0		7
Identified fit to Local Plan (2012/13 to 2028/29) 15 years	<b>10</b>	<b>10</b>	<b>21</b>

**Figure 12 Gypsy and Traveller Pitch/Plot Targets (Cumbria Gypsy and Traveller Accommodation Assessment (2013))**

## S11 Gypsy, Traveller and Travelling Showpeople Sites

To meet the identified long term needs of Gypsies, Travellers and Travelling Showpeople the Council will identify appropriate sites through the Site Allocations DPD. In allocating sites, and for the purpose of considering planning applications, proposals should demonstrate that any development:

- a) Has safe and convenient access onto the road network, adequate parking and can be accessed by a reasonable range of transport modes;
- b) Is related to a defined settlement and is located within reasonable distance of community facilities including education and health provision;
- c) Would offer appropriate level of amenity and privacy to both site occupiers and neighbouring residents/occupiers;
- d) The scale of the site is in keeping with the local context, character and nearest settled community;
- e) Does not result in significant adverse effects on the landscape, Natura 2000 sites, biodiversity and geodiversity;
- f) Conserves and enhances the historic environment and historic assets;
- g) Includes adequate landscaping, including screening to minimise the potential impact on the surrounding area;
- h) Can be served by the necessary utilities infrastructure;
- i) Includes a plan for the long term management of the site; and
- j) Does not result in industrial, retail, commercial, or commercial storage activities apart from the proven need for storage required in relation to a travelling circus or show.

156. Policy S11 sets out the criteria that will be used when allocating traveller sites, and for the consideration of planning applications. The Council will aim to ensure that any new provision is provided in a location that suits the living and working patterns of the Gypsy and Traveller community as well as ensuring reasonable proximity and access to community facilities and services.
157. The Council will continue to work in partnership with other districts in Cumbria to maintain an up-to-date evidence base that will inform targets and site selection in the Site Allocations DPD. This evidence will be kept up-to-date and used to ensure that the full accommodation needs are met over the whole plan period.

National Planning Policy	NPPF paragraphs 47 and 50 Planning policy for traveller sites
Local Plan Strategic Objectives	SO2a, SO2c
Allerdale Council Plan Priorities	1
Sustainable Communities Strategy	6.2, 6.5, 6.6, 6.7, 6.8
Evidence Base and other relevant documents and strategies	Allerdale's Strategic Housing Market Assessments 2011, Cumbria Gypsy and Traveller Accommodation Needs Assessment (2008)

## Economy

### S12 Land and Premises

158. Allerdale's main employment areas are found in and around the main towns, with notable local sites located throughout the area including in smaller settlements and rural locations. A clear hierarchy of premises is on offer across the Plan Area. Lillyhall is a prime employment and business location in West Cumbria, popular for inward investment and large scale occupiers. It offers a mixed range of high quality industrial and commercial premises, as well as small-scale offices and mixed quality industrial and commercial premises. Elsewhere in the Plan Area high quality office locations are located at Cockermouth and Dovenby Hall Estates.
159. Further important employment sites are located in Workington, clustered around the Port of Workington and Derwent Howe. Local industrial units are also available at Glasson in Maryport however the quality in these locations can be low. Modern units of reasonable quality can be found in Wigton, with further locally important industrial sites located around the Port of Silloth. Units are also located in other rural areas, but some have poor infrastructure and other constraints.

### S12 Land and Premises

The Council will plan proactively to support sustainable economic development by ensuring sufficient quality employment land is available to accommodate current and future needs identified in S3. The Council will ensure a diversity of quality sites is available to meet new and existing business needs across the Plan Area and as such, Strategic, Business Park and Local Needs Sites will be set out in the Site Allocations DPD.

Existing employment sites and allocations will be retained and safeguarded until these are reviewed through the site allocations process. During the review the Council will consider whether the sites meet, or can be improved to meet the needs of modern business and consider opportunities to de-allocate sites of poor quality which may be better suited to alternative uses. The Council will develop robust criteria in order to review site suitability and where de-allocation is suggested priority will be given to alternative uses in sequence.

The Council will support development, redevelopment and change of use proposals within employment sites as defined on the Proposals Map, providing that the proposal is included within the use class B1, B2, B8 or appropriate Sui generis (employment). Proposals for office B1(a) will be directed to defined town centres, and will be expected to satisfy the appropriate tests outlined in national policy to confirm they cannot be located as such. Proposals out with these uses will only be permitted where they also accord with other plan policies.

The Plan will support the upgrade, extension or intensification of existing business where the scale and use are appropriate for the local area and the proposal does not result in overriding adverse impacts on the surrounding area.

Proposals outside allocated employment land or that are currently used for employment uses will be discouraged and developments directed in sequence to existing allocations and then previously developed land within the settlement. Where proposals are able to demonstrate why they cannot be appropriately located, they will be considered on their merit taking into account local impacts and other Plan policies.

160. Policy S12 follows national guidance and ensures that enough quality land is available to meet the future employment requirements identified in S3 over the plan period. It ensures that consideration is given to provision of all the Plan Area's employment needs, including local sites. As a result a hierarchy of available sites will be produced to help raise the quality of employment land on offer by prioritising investment and enabling provision of public support for the appropriate sites.
161. To encourage the sustainable economic growth of Allerdale, the Council will allocate sufficient quality employment land to accommodate current and future needs of new and existing businesses according to the spatial strategy. The Council will provide a diversity of sites to meet different business needs such as strategic, business park and local needs across the Plan Area.
162. This policy approach underpins many of the strategic objectives of the Plan, such as providing support and enhancement for town centres and directing development of offices to the most sustainable locations. Policy, in the first instance, directs office development to town centres as the key and most sustainable location for quality office development following national policy and the conclusions of the Employment Land and Premises Study (2008) and Update (2012). Where proposals are able to satisfy the appropriate sequential tests outlined in national policy they will be supported at the next most sustainable location.
163. The Employment Land Update (2012) concludes that Allerdale has an excess of employment land with approximately 100 hectares allocated compared to a requirement for at least 60 hectares to 2030. The study concludes that as a result there is the potential to de-allocate some under performing sites, and consider alternative uses. However, it is important to retain employment sites that currently make a contribution to local employment, as well as retaining important or valuable sites for future employment uses. The policy ensures that there is a considered review of employment sites in the Site Allocations DPD and only sites that no longer meet the needs of modern business, or are of poor quality and have little prospect of being developed or improved are removed. Further detail on the requirements for non-employment development on allocated employment land is outlined in DM3.

164. A criteria based approach will be used to review the existing employment land stock within an employment Site Allocations DPD, priority could be given to alternative uses in sequence.
165. The policy also supports the intensification and expansion of existing businesses subject to the requirements of DM4.

National Planning Policy	NPPF paragraphs 18 to 24, 30, 109 to 111
Local Plan Strategic Objectives	SO1c, SO1g, SO3a, SO3b, SO3c, SO3d, SO3i, SO4a
Allerdale Council Plan Priorities	1, 2, 3
Sustainable Communities Strategy	6.1, 6.2, 6.3, 6.4
Evidence Base and other relevant documents and strategies	West Cumbria Employment Land and Premises Review (2009), Employment Land Review Update (2011), West Cumbria Economic Blueprint: Realising the Potential of Britain's Energy Coast (2012), Britain's Energy Coast -Investment Strategy: Nuclear Topic Paper (2011)



### **S13 Energy Coast Innovation Zone**

166. A key objective of the Local Plan is to facilitate Allerdale's economic strategy to ensure that we successfully grow and diversify the Borough's economy. Britain's Energy Coast; a Masterplan for West Cumbria was published in 2007. It aims to provide a focused strategy for both public and private sector to build on the area's existing expertise in the nuclear industry and deliver the national priorities of tackling climate change and securing the nation's energy supply, while also transforming and diversifying the West Cumbria economy.
167. West Cumbria is the UK's most important location for nuclear and related activities, including environmental remediation, engineering and decommissioning. The nuclear industry provides around 37 % of West Cumbria's Gross Value Added (GVA) and accounts for 22% of jobs in the area. The aim of the Energy Coast Masterplan is to capitalise on the £8billion investment in new nuclear facilities and maximise the opportunity to diversify in to other nuclear and energy sectors.
168. The West Cumbria Economic Blueprint was published in 2012 and sets out Britain's Energy Coast's vision for the development of the local economy over the next 15 years. At the centre is the Energy Coast Innovation Zone (IZone), which provides a focus for growth and investment along the coast of West Cumbria.

#### **S13 Energy Coast Innovation Zone**

The Council will work with partners to maximise the economic opportunities identified in the West Cumbria Economic Blueprint by supporting the Energy Coast Innovation Zone through:

- a) Allocating land in line with its aims and objectives;
- b) Prioritising important land for investment and maintaining a portfolio of high quality sites;
- c) Supporting tourist development of Allerdale's harbours;
- d) Playing a key role in delivering supporting infrastructure, such as road and other transport upgrades, Port of Workington, energy, broadband and community infrastructure as well as an appropriate stock of housing;
- e) Supporting development that contributes towards improving education, training and skills;
- f) Supporting other key projects identified in the implementation plan.

In recognition of the importance of key sites to achieving the aims and objectives of the West Cumbria Economic Blueprint the Local Plan will support and encourage the appropriate development of the Lillyhall Industrial Estate and Port of Workington.

Lillyhall Estate

Lillyhall will make a key contribution to employment in West Cumbria with an emphasis on integration of industry, commerce, research and development, education and training. Lillyhall will continue to be the focus for advanced manufacturing and clean tech businesses, while facilitating the application of knowledge and skills in responding to the challenges of sustainable energy production and low carbon solutions.

The Council will promote and encourage the continued development of Lillyhall as a key employment site with a focus on:

- A broad mix of large scale prestige occupiers;
- Encouraging research and development, innovation and business clusters;
- Opportunities from new and existing education, training and skills sites;
- Promoting the refurbishment and redevelopment of existing uses;
- Improving the public realm and green infrastructure.

Development according with the Lillyhall Master plan and future investment in high quality design and public realm is supported. In order to maintain the importance and draw of Lillyhall, incremental small scale development will be discouraged and once allocated, the release of employment land for non employment uses (or uses of land that are not consistent with the aims and objectives of this site) will be strongly resisted.

#### Port of Workington

The Port of Workington has a key role as a strategic gateway and economic driver for the West Cumbrian economy in the future, with a particular focus on the energy and transportation sectors. The Council will work closely with the Port Authority and partners to deliver the appropriate infrastructure and conditions to support future uses and enable the Port to fulfil its vision. The Council will ensure that future transport routes are safeguarded and any development within and around the site does not prejudice the Port's continued development.

Where necessary the Site Allocations DPD will provide site-specific details to ensure that land is available to meet the aims and objectives of the Port.

169. Policy S13 recognises the importance of fulfilling the aspirations of the Energy Coast in achieving sustainable economic growth, by transforming and diversifying the West Cumbria economy. It focuses on delivery of the Energy Coast Innovation Zone as a key to implementing the Economic Blueprint for West Cumbria.
170. Although the boundaries of the Innovation Zone are flexible and not hard and fast it is intended to cover key sites in West Cumbria such as Workington and Whitehaven town centres, the Port of Workington, Lillyhall, Westlakes Science and Technology Park, Sellafield, the Moorside (NuGen) site and the Low Level Waste Repository (Drigg).

Key to achieving the aims and objectives is ensuring that a high quality portfolio of employment sites is maintained with a focus on the key sites of Westlakes Science and Technology Park, Lillyhall and the Port of Workington.

171. Key evidence emphasises the importance of these sites to the economic future of West Cumbria as well as the need to maintain the differentiation and focus of each site. The complementary nature of these important sites is key to meeting the challenges and opportunities set out in the Economic Blueprint and as such Policy S13 sets out the roles of the Port of Workington and Lillyhall as being distinct from that of Westlakes Science and Technology Park in Copeland.
172. It is vital that in the development of these key employment sites appropriate importance and due weight is given to other plan policies, especially the impact on the nature conservation features, biodiversity and geodiversity, including Natura 2000 sites, habitats and species. An Assessment of Likely Significant Effect should be carried out on any developments with potential for impacting directly or indirectly on Natura 2000 sites. Appropriate Assessment will be required for any development with a likely significant effect on Natura 2000 sites. Where proposals have a significant adverse effect on Natura 2000 sites, that cannot be made acceptable through mitigation, they should not be allowed to go ahead. Where mitigation is proposed, measures should be clearly defined and where appropriate secured by planning obligations.
173. In addition to the more strategic role of Lillyhall and the Port it is also important that the Council allocate sufficient quality land over the Plan Area to ensure the economic prosperity of the whole of Allerdale and to ensure the effects of the Innovation Zone ripple out as widely as possible. As such the Site Allocations DPD will provide a basket of sites throughout the Plan Area as well as the sites directly related to the West Cumbria Economic Blueprint or its Implementation Plan. Policy S12 provides more details on the framework for this process.
174. In order to achieve the economic objectives of the Blueprint it is vital that there is a timely provision of infrastructure to enable and support growth. Improvements to transport infrastructure are vital to underpin the investment in nuclear decommissioning, potential new nuclear projects, as well as encouraging spin off activities and diversity of the West Cumbrian economy. Several key projects are identified such as improvements to access to the Port of Workington, the railway and the A595. Policy S22 and S23 provides support and the necessary protection of land for these schemes. Support is also provided in this policy for other infrastructure such as broadband, housing, education and skills which are key to making the Blueprint a reality.

National Planning Policy	NPPF paragraphs 17 to 22, 30, 42
Local Plan Strategic Objectives	SO1c, SO1f, SO2a, SO3a, SO3b, SO3c, SO3d, SO3f, SO3g, SO3i, SO3j, SO4a, SO4b, SO4c, SO4e, SO4f, SO4g
Allerdale Council Plan Priorities	1, 2, 3
Sustainable Communities Strategy	6.1, 6.2, 6.3, 6.4
Evidence Base and other relevant documents and strategies	West Cumbria Employment Land and Premises Review (2009), Employment Land Review Update (2011), West Cumbria Economic Blueprint: Realising the Potential of Britain's Energy Coast (2012), Britain's Energy Coast -Investment Strategy: Nuclear Topic Paper (2011), Port of Workington Strategies and Action Plans

## **S14 Rural Economy**

175. Creating sustainable rural communities is a key objective of the Local Plan. A careful balance needs to be achieved in supporting and promoting proposals that assist the economic sustainability of communities, whilst protecting and enhancing the environment. Enabling appropriately scaled growth of new and existing rural enterprise, is therefore central to growing the rural economy.

### **S14 Rural Economy**

The Council is committed to supporting the economic prosperity and sustainability of rural communities by enabling appropriately scaled economic development.

#### New Business Uses in Rural Areas

Encouragement will be given to new business uses of appropriate size and nature within the settlement hierarchy. Including:

- a) The provision of small employment units that serve local and community needs, and the development of multi user ~~workhubs~~workhubs within Local Service Centres and Rural Villages;
- b) New and innovative methods of working such as ~~live work~~live work combining small flexible business and residential space in to a single unit.

In the open countryside new development will only be permitted where the proposal involves the appropriate re-use of rural buildings, or:

- c) In the case of a ~~live work~~live work unit, as an extension to an existing dwelling;
- d) Has a locational requirement, such as an equestrian development.

#### Expansion of Existing Rural Businesses

Proposals for the expansion of existing businesses will be supported outside of the settlement hierarchy where it can be demonstrated that it is an established business and it is not viable to relocate within the settlement hierarchy, and proposals;

- e) Re-use existing buildings wherever possible;
- f) Which seek to expand the business outside of the existing curtilage must demonstrate that that it is essential to the needs of the business;
- g) That involve any new buildings or extensions must be of appropriate scale and nature to their location;

#### Farm Development

In order to support the continued economic viability of farming and other land based enterprises, the Council will support proposals;

- a) For the diversification of activities that are of a scale and nature appropriate to the location;
- b) For appropriately designed and related agricultural development and buildings.

In all cases development should not have significant adverse effect on nature conservation features, biodiversity and geodiversity, including Natura 2000 sites, habitats and species, and should accord with all other plan policies.

176. Policy S14 supports the spatial strategy and seeks to ensure that the majority of growth is directed towards the larger settlements throughout the Plan Area. In order to support job creation and prosperity in rural areas the Council will support appropriate sized new enterprises within Local Service Centres and Rural Villages as defined in the settlement hierarchy. Promoting appropriate growth within existing towns and villages improves the sustainability of the lower tier settlements whilst protecting the open countryside from unfettered development.
177. Particular encouragement is given to the provision of businesses which serve local and community needs and to workhubs which can offer many benefits to traditional office based models of working. A workhub is an office when needed+space for people running small, home-based or start-up businesses, who need a flexible business base. They provide a high quality workspace which can be used flexibly, sharing costs and facilities assisting innovation and sustainable economic development within rural communities.
178. Policy S14 also encourages other new work practices such as live/work units within settlements, for example by extending existing dwellings or re-use of redundant/underused buildings in the open countryside. Live/work unit is the name given in planning to small-scale developments which are designed for dual use including both residential and business floorspace. Live/work is a formal division of space and is distinct from home working which is a residential unit with ancillary or informal working space. These units are attractive for business start ups and growing enterprises as they can provide more affordable work space than traditional units. Furthermore, there are key sustainability benefits to working and living in one location and as such the Council supports their appropriate development subject to Plan policies.
179. In order to support the sustainable growth and expansion of the rural economy the Council recognises that in certain circumstances it may be appropriate to facilitate economic growth in the open countryside. Policy restricts development in the open countryside to proposals that re-use rural buildings in compliance with Policy S31, where the retention and reuse of vacant or derelict rural buildings is seen as favourable. To encourage the retention of small and medium sized businesses in rural areas, proposals for appropriate extensions and

business expansion will be supported, subject to environmental impact and requirements of Policies S14 and DM4. In order to provide further protection for the countryside proposals must demonstrate that the business is established and that it is not viable to re-locate to within the settlement hierarchy.

180. Policy S14 also encourages rural enterprises which have a clear need to be located in a rural location, such as some tourism, agricultural and equestrian proposals. The Council recognises changes in the agricultural and land based industries over recent years, and therefore this policy provides support for the principle of farm diversification and support for the sustainable growth of agricultural businesses. More detailed policy relating to diversification of agricultural and land based businesses is provided in DM5. The requirements for equestrian developments are detailed in DM6. This approach offers support to the rural economy, and allows room for growth whilst protecting the countryside from unfettered developments.
181. Certain types of development have to be located in the countryside, such as buildings or other structures used in connection with agriculture. Not all agricultural development requires planning permission, however it is recognised that often these buildings may have to be large to meet with agricultural requirements. Given the potential scale of development and the rural location it is essential that policy ensures buildings or structures have a minimum impact on the countryside.

National Planning Policy	NPPF paragraphs 18 to 21, 28, 42, 109 to 112
Local Plan Strategic Objectives	SO1d, SO3a, SO3e, SO3f, SO3h, SO4c, SO4d
Allerdale Council Plan Priorities	1, 2
Sustainable Communities Strategy	6.1, 6.2, 6.3, 6.8
Evidence Base and other relevant documents and strategies	West Cumbria Employment Land and Premises Review (2009), Employment Land Review Update (2011), West Cumbria Economic Blueprint: Realising the Potential of Britain's Energy Coast (2012),

## **S15 Education and Skills**

182. Raising the level of attainment, skills, training and increasing access to life long learning is vital to both raising the economic success and the quality of life within Allerdale. In order to achieve key economic aims and objectives there needs to be a workforce equipped with the right skills to meet opportunities for economic growth and innovation.

### **S15 Education and Skills**

The Local Plan has an important role in raising the quality of life of the current and future population within Allerdale. Raising educational attainment together with diversifying and increasing the skill base will help the area become a more attractive area to invest, locate and grow business.

The Council will work with partners to support and encourage development that contributes towards raising the level of education, skills, opportunities and innovation. Development of education and skills will be promoted through:

- a) Supporting the development of higher and further educational facilities; such as the continued development of the Energy Coast Campus;
- b) Proactive planning policies to support the Energy Coast Innovation Zone and the integration of innovation and research and development together with skills, education and training;
- c) Encouraging new skills development and commercial opportunities with further education partners in support of economic objectives while capitalising on current resources;
- d) Enhancing enterprise and training and skills for the local workforce by working in partnership with education facilities and employers to promote lifelong learning and skills development;
- e) Working with partners to proactively plan for the provision of schools in the right location and of sufficient size for future population requirements.

183. This policy helps deliver the plan's strategic objectives and is important in the sustainable economic development of Allerdale. It seeks to support new opportunities offered by the Energy Coast and as set out in the West Cumbria Economic Blueprint, while also providing the skills, education and learning to help foster successful diversification, growth and innovation across Allerdale's economic sectors.

184. The Energy Coast Campus includes an alliance of institutions including The University of Cumbria, University of Central Lancashire, GEN II, Lakes College, The University of Manchester and Centre of Leadership Performance (NMP) with an aim of delivering targeted education and training to equip people with the right skills needed to take advantage of the major opportunities arising from the Energy Coast and other sectors, now and in the future. Through key sites located at Lillyhall



and Westlakes Science and Technology Park (Copeland Borough Council) valuable training and education opportunities will be encouraged and supported in order to capitalise on these assets and provide the skilled workforce to meet economic and social goals across West Cumbria.

185. The policy provides support and encouragement to the development of educational facilities and skills developments, recognising the need to improve Allerdale's skill base to develop and diversify the economy. A key element of this is achieved by working with partners in the provision and enhancement of sustainable educational facilities (both schools and further education facilities).

National Planning Policy	NPPF paragraphs 17, 21, 37, 72
Local Plan Strategic Objectives	SO3c, SO3g, SO4d, SO5c
Allerdale Council Plan Priorities	1, 2
Sustainable Communities Strategy	6.1, 6.2, 6.6
Evidence Base and other relevant documents and strategies	West Cumbria Employment Land and Premises Review (2009), Employment Land Review Update (2011), West Cumbria Economic Blueprint: Realising the Potential of Britain's Energy Coast (2012), Britain's Energy Coast -Investment Strategy: Nuclear Topic Paper (2011)

## **S16 Town Centres and Retail**

186. Town centres are important places for communities as they provide a focal point for business activity, social interaction and diversity. Town centres have an important role in achieving the Council's economic objectives as vibrant and viable centres and have the potential to attract investment and visitors to the area whilst improving the quality of life for residents.
187. The West Cumbria Retail Study (2009) identifies a significant capacity for future retail development within Allerdale over the plan period. This policy sets out the Council's strategic approach to development of retail and mixed uses within existing town centres.

### **S16 Town Centre and Retail**

The Council will promote the vitality and viability of town centres within the Plan Area by encouraging a diverse mix of uses in high quality environments which attract a wide range of people at different times of the day, and which are safe and accessible to all.

The Council will support retail development in accordance with the following hierarchy of centres.

Principal Centre: Workington

Key Service Centres: Maryport, Cockermouth, Wigton, Silloth, Aspatria

Local Service Centres . as defined within the settlement hierarchy.

Proposals for main town centre uses will be expected to be located within the existing centres. Retail development will be of a scale commensurate with the settlement's role and function, and will not undermine the balance of the hierarchy. Applications for main town centre uses outside of these defined centres will be refused where the applicant has not demonstrated compliance with the sequential approach to site selection, or where there is clear evidence that the proposal would have a significant adverse impact on the vitality and viability of a nearby centre.

Developments which promote diverse and vibrant evening economies within town centres are encouraged where proposals would not have a harmful effect on the amenity of residents or the local area.

Town centre development will conserve and enhance the character and distinctiveness of each town centre in terms of high quality design and materials and will ensure the architectural and historical assets of the centre, and their wider settings, are protected and enhanced.

The Council will support the operation of markets of appropriate scale and character within the hierarchy.

Town centre development will be expected to increase the attractiveness of the built and natural environment through improvements to the public realm and green infrastructure network.

The Council will promote the accessibility of towns and villages and support the improvement of public transport links and the cycle and footpath network.

The Council will seek to preserve and enhance the distinctive character of Rural Villages and the sustainability of small communities by supporting the creation, improvement and protection of small retail and community facilities which promote social and cultural interaction and provide for people's day to day needs. Support will be given to the improvement of existing, and the creation of new facilities which are of appropriate character and scale and where the proposal is justified and is compatible with its location.

188. This policy aims to promote a robust and complementary hierarchy of centres by directing the majority of large retail and leisure developments to the most sustainable location (the Principal Centre) whilst allowing smaller Key Service Centres to remain competitive and flexible to changing needs.
189. Workington is identified as West Cumbria's Principal Retail Centre and accordingly will be the focus of the majority of large retail, leisure, cultural and office investment. Workington has a large catchment area and is represented by four of the leading supermarket chains. Whilst Workington is comparable in size to the neighbouring town of Whitehaven it performs a complementary role, providing a modern destination for leading comparison retail brands alongside the attractive historical centre and independent shops that Whitehaven offers.
190. The Key Service Centres of Maryport, Cockermouth, Wigton, Silloth and Aspatria perform supportive roles to their catchment areas, offering key services to the local and visitor populations. At the current time only Cockermouth is represented by one of the leading supermarkets which has been identified by the Retail Study as significantly overtrading. The study also shows that the towns of Maryport and Wigton both suffer significant levels of convenience shopping leakage to Workington and Carlisle, suggesting a future need for additional convenience goods floorspace in Cockermouth, Maryport and Wigton.
191. Local Service Centres and Rural Villages play vital roles in supporting communities by providing access to small scale retail, leisure and cultural facilities which provide for people's day to day needs and social interaction. The enhancement and protection of these facilities is a key priority and are protected under Policy S26.
192. As part of the Town Centre Reviews (2012) the existing boundaries of each of the Principal and Key Service Centres have been reviewed and revised as considered appropriate to allow growth and adaptation over the plan period. The revised town centre boundaries are shown in

Appendix 4 and the Proposals Map. As shopping habits change, and with the increase of internet shopping, the retail core of some town centres may diminish over time. It is important therefore that these centres are allowed to adapt to reflect their role as the social and cultural heart of the community and a wider mix of uses, particularly leisure and cultural uses, are encouraged and accommodated within existing centre boundaries.

193. The Council will actively support a broad and varied mix of uses to promote the vitality and viability of town centres within the defined boundaries, having regard for the protection of primary and secondary frontages where defined. Main town centre uses will be applied in line with national policy with the inclusion of medical clinics, which it is considered, also contribute to the sustainability of centres. National policy recognises that residential properties can complement the function of town centres, particularly through the use of vacant upper floor units or high density redevelopment schemes. The Council will seek to ensure an appropriate balance is maintained between the protection of town centre viability, the promotion of the evening economy and the amenity of residential properties.
194. Main town centre uses will be expected to be located within the defined boundaries in line with the sequential approach, set out in Policy DM9. Where the quantitative or qualitative capacity for retail or leisure development cannot physically be accommodated within the limits of the defined town centres, suitable sites will be identified on the edge of centres as part of the Site Allocations process.

National Planning Policy	7, 23 to 28, 28
Local Plan Strategic Objectives	SO1c, SO1d, SO3a, SO3b, SO3h, SO3i, SO4a, SO4c, SO4e, SO5a, SO5b, SO5c, SO5f
Allerdale Council Plan Priorities	1, 2, 3, 4
Sustainable Communities Strategy	6.1, 6.2, 6.3, 6.4
Evidence Base and other relevant documents and strategies	West Cumbria Employment Land and Premises Review (2009), Employment Land Review Update (2011), West Cumbria Economic Blueprint: Realising the Potential of Britain's Energy Coast (2012), Britain's Energy Coast - Investment Strategy: Nuclear Topic Paper (2011), West Cumbria Retail Review (2009). Retail Assessment Addendum Report (2012), Allerdale Town Centre Health Checks (2011), Allerdale Town Centre Reviews (2012)

## **S17 Tourism, Coastal and Countryside Recreation**

195. The outstanding scenery, coasts and countryside of Allerdale are a major attraction to visitors to the area. A strategic priority of the Local Plan is to promote economic growth by supporting key tourism activities such as outdoor recreation, improvement of accommodation, food and drink production and improvements to the historic environment. The Council will seek to promote and diversify the tourism economy whilst prioritising the conservation and protection of sensitive landscapes, habitats, species and biodiversity.

### **S17 Tourism, Coastal and Countryside Recreation**

Proposals for new tourism attractions and facilities will be expected to be located sequentially as follows:

- a) Principal, Key and Local Service Centres;
- b) Rural Villages and other locations where the attraction has a locational dependence upon an existing heritage or environmental asset and is consistent with environmental objectives.

In sensitive coastal areas and countryside, any new tourism development should be of an appropriate design and scale in keeping with the rural character of the area. Development should not result in significant adverse effect (either directly or indirectly) on the coastal or countryside landscape, wildlife or habitats, particularly within the Solway Coast AONB AONB, and Natura 2000 sites, and should conserve and enhance historic assets including the Hadrian's Wall World Heritage Site.

Support will be given to measures which would relieve tourist pressures on the most sensitive areas of the Borough and which would protect vulnerable habitats, biodiversity, landscapes and historical assets.

Proposals will be encouraged which support key tourism projects and destinations which have the transformational potential to significantly improve the social and economic prosperity of the area, such as:

- i) Maryport Harbour
- ii) Derwent Forest
- iii) Derwent Valley
- iv) Hadrian's Wall World Heritage Site
- v) Solway Coast AONB

Proposals which offer new or improved visitor accommodation will be supported within Principal, Key and Local Service Centres.

Tourism accommodation will also be supported in other locations where it has no significantly harmful impact (directly or indirectly) on the countryside or

coast in terms of landscape quality or ecological / biodiversity value, is of appropriate scale and design and it:

- c) Forms part of a farm diversification scheme;
- d) Forms part of an extension proposal for an existing hotel or guest house and it will enhance or maintain the viability of the business;
- e) Forms part of an extension, realignment or relocation of an existing camping or caravan site to a less sensitive location which would reduce the impact on nature conservation areas and the local environment; or
- f) Is part of a scheme to upgrade ancillary facilities at an existing holiday park or camping or caravan site.

Proposals for new static caravan sites or parks within the Solway Coast AONB will be strongly resisted. Proposals for all holiday accommodation which fall outside the above criteria will be refused.

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

Proposals which involve the loss or change of use of a tourism business to a non-tourism business will only be granted where the applicant has demonstrated that the business is no longer fit for purpose or financially viable through a robust marketing exercise as set out by the Council.

- 196. The Local Plan area covers the whole of the Borough outside of the Lake District National Park.
- 197. Tourism provides an important source of income to the towns and communities of Allerdale in the form of visitor spending on accommodation, food and drink, recreation activities and shopping, and also to the local business supply chain and wholesalers.
- 198. Allerdale's greatest tourism assets lie within its natural environment, with the majority of visitors to the area considering the scenery and landscape to be the most important factor in the enjoyment of their trip. The coastline in particular offers excellent opportunities for outdoor recreational activities and sports and is host to a number of national events such as kite surfing and golfing championships.
- 199. As well as being the area's most valuable tourism asset, the unspoilt countryside and coastlines are also the area's most sensitive resource. Much of the Plan Area is protected by international, national, regional and local designations such as the Natura 2000, World Heritage, Solway Coast AONB, SSSI and County Wildlife sites. Whilst the desire to develop the tourism industry is high, the priority must always be to conserve and protect the natural and historic environment from detrimental development. This presents an even bigger challenge when considering that some of the area's key tourism destinations are difficult to access via public transport, placing a high dependency upon

private car use. The Council will therefore strive to seek a balance between the aspirations for economic prosperity with the need to conserve and protect the natural environment. The Council will co-ordinate between partners such as Cumbria Tourism, the AONB Partnership, Natural England and English Heritage to support their plans and deliver a joint strategy to promote sustainable tourism across the Plan Area. All development within the AONB will be in accordance with the Solway Coast AONB Management Plan and within Hadrian's Wall World Heritage Site, the Hadrian's Wall World Heritage Site Management Plan.

200. An Assessment of Likely Significant Effect should be carried out on any developments with potential for impacting directly or indirectly on Natura 2000 sites. This will consider in-combination effects of other proposals and developments along the Solway Firth. Appropriate Assessment will be required for any development with a likely significant effect on Natura 2000 sites. Where proposals have a significant adverse effect on Natura 2000 sites that cannot be made acceptable through mitigation, they should not be allowed to go ahead. Where mitigation is proposed, measures should be clearly defined and where appropriate secured by planning obligations.
201. As part of a managed approach to promoting sustainable tourism, the Council will seek to ensure that development is located within the most sustainable locations in accordance with the spatial strategy. Proposals for tourism attractions and accommodation will be expected to be located sequentially in Principal, Key and Local Service Centres before other locations will be considered. Proposals for developments which seek to attract visitors for outdoor recreation activities in the coast or countryside will be encouraged towards Key and Local Service Centres. These settlements can provide complementary facilities and amenities and will relieve visitor pressures on the AONB, World Heritage Site and Natura 2000 sites, as well as being visitor destinations in their own right.
202. The Council will encourage development which will promote tourism activities in the following sectors, which have been identified as being significant areas of opportunity for the Plan Area, and Western Lake District, tourism sectors:
  - The improvement in provision and quality of accommodation stock. There is currently a significant shortage of quality accommodation facilities within the Plan Area, particularly in north Allerdale for those wishing to visit the AONB, World Heritage Site or golf clubs.
  - The improved provision of business accommodation and conferencing facilities. As part of the Council's strategy to promote the Innovation Zone there is a need to significantly improve the accommodation stock, conference and leisure

facilities available to business people visiting the area, as well as local businesses hosting events.

- The promotion of the local food and drinks industry. Cumbria is becoming a well known destination for food tourism with visitors attracted to the high number of farmers, producers, suppliers, restaurants and hotels offering distinctive local produce. The success of the Taste Cumbria festival has highlighted the demand and opportunities for local businesses to expand in this area, particularly rural businesses and farm diversification schemes.
- Outdoor recreation and adventure activities. Allerdale has an abundance of outstanding coast and countryside which offers a huge range of opportunities for visitors to enjoy walking, cycling, sailing, kite surfing and a variety of other adventure activities. Adventure recreation has recently become one of the most successful tourism sectors in the UK, attracting a wide range of visitors. The Council will support proposals for facilities and infrastructure to support the outdoor recreation market where they are appropriately located and in line with environmental objectives.

203. Support will be given to proposals and initiatives which will increase the attractiveness of the area to visitors whilst improving environmental conditions, infrastructure and social facilities for the resident population such as improvements to sea bathing quality and provision of sports, leisure and open space. The Council will support proposals for improvements to the cycling and public rights of way networks, including improved access for those with disabilities, and ensure that existing paths and routes are protected and do not suffer degradation. The Council will support the enhancement and protection of the England Coast Path which seeks to establish an unbroken walking route along the coast of England and to provide enhanced and secure access to the coastal margin.

National Planning Policy	NPPF paragraphs 7, 18 to 21, 23, 28
Local Plan Strategic Objectives	SO1c, SO3e, SO3h, SO3i, SO4a, SO4d, SO4g, SO6a, SO6c
Allerdale Council Plan Priorities	2, 3, 4
Sustainable Communities Strategy	6.1, 6.2, 6.3, 6.5
Evidence Base and other relevant documents and strategies	Cumbria Tourism: Making the Dream a Reality: A Tourism Strategy for Cumbria 2008 - 2018, Cumbria Tourism: Cumbria Destination Management Plan 2012 - 2014, Allerdale Tourism Strategy 2005 - 2015, Allerdale Cultural Study 2007, Solway Area of Outstanding Natural Beauty Management Plan



	2009 . 2014, West Cumbria Economic Blueprint: Realising the Potential of Britain's Energy Coast (2012), NE269: Coastal Access Natural England's Approved Scheme
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### **S18 Derwent Forest**

204. The Derwent Forest site, at Broughton Moor, is a former Royal Navy Armaments Depot, which at 425 hectares is one of the largest derelict sites in the North West of England. The site has lain largely redundant since 1992.
205. The site is strategically placed between the Lake District and the West Cumbria coast and provides a unique opportunity to establish West Cumbria as a visitor destination in its own right as well as capitalising on visitor numbers to the National Park. The role of Derwent Forest in the regeneration of West Cumbria is recognised in a number of key strategies including the Energy Coast Masterplan, sub regional spatial strategy, Cumbria Tourism Destination Plan and Cumbria Economic Plan.
206. The site has been closed to public access for over 50 years. Over that time, it has developed an environmental character with a wide variety of species of plants and animals, and hosts many historic assets and features. These characteristics will need to be given consideration before any development takes place. Additionally, given the nature of the site's historic use as an armament storage facility there are a number of ground and decontamination works that need to be undertaken before new development can take place.
207. Given the scale, nature and strategic potential of the Derwent Forest site the Allerdale Local Plan includes a stand-alone exception policy to guide development over the plan period, recognising the types of acceptable uses and the exceptional nature of the site.

### **S18 Derwent Forest**

In assessing any proposals for the use and/or redevelopment of Derwent Forest, the Council recognises the need to secure a mix of uses for the project to be viable to enable the restoration of the site to an appropriate level of use. The Council will therefore support the following uses either individually or in combination:

- Large scale leisure development of a predominately open+nature;
- Hotel/restaurant and conference centre;
- A Festival site;
- Tourist related development including accommodation to meet a variety of needs, a visitor centre, model farm, forestry and agricultural uses, public art initiatives and appropriate ancillary facilities sufficient to service tourist requirements only;
- Residential development, sufficient to achieve the viability of the project and secure the overall restoration of the site;
- Eco-Hamlet;

- Institution(s) standing in their own grounds, to include education but to exclude prison uses;
- Renewable energy schemes of an appropriate scale and character;
- Small scale employment space ancillary to the main uses of the site;
- Infrastructure to support the development.

Other proposals considered as ancillary to the main uses, listed above, will be considered if they make a positive contribution to the viability of the overall scheme, provided such uses are supported by appropriate evidence.

Any proposal will be expected to;

- a) Provide a comprehensive masterplan for the site, including phasing, to be submitted as part of any planning application to ensure delivery of a coherent solution for the site and avoid a piecemeal approach;
- b) Demonstrate the social, economic and environmental benefits it will bring to the local economy and community;
- c) Provide a whole site solution and incorporate significant elements of public access, including the continuation and enhancement of the C2C cycle route through the site;
- d) Give consideration to sustainable modes of transport that will form an important part of any transport assessment/plan required to support proposals;
- e) Ensure the siting, design and scale of all elements of the proposed scheme are appropriate, and will safeguard and enhance important landscape features, valuable historic assets, existing wildlife species and habitats and demonstrate how the wider landscape context has been taken into account. The proposal will seek to minimise and where appropriate mitigate adverse impacts;
- f) Ensure that off-site infrastructure is adequate to accommodate any proposals and that the site is remediated to an acceptable level for the proposed end use.

208. The key aspirations of the policy are to encourage economic growth and stimulate employment leading to sustainable long-term development, sympathetic to the environment and the characteristics of the site. Policy identifies a range of uses that may be suitable for the site; these include leisure uses that are predominately open in nature, hotel, tourist development, such as golf courses, or cycle tracks. Policy S18 also suggests that an Eco-Hamlet may be appropriate. An Eco-Hamlet is a mixed use development designed with the aim of meeting a high level of environmental and ecologically beneficial criteria, and creating a strong community spirit. Any dwellings delivered would be considered alongside the comprehensive site proposals.

209. Renewable energy schemes, of an appropriate scale, are also seen as a suitable use.

210. In order to enable the development, part of the site has potential to be suitable for new housing. To facilitate the investigation of the scope

and potential of the site, and to support the development of a masterplan and appropriate site assessments, a limited amount of residential development will be supported as a stand alone development. Any proposal will have to demonstrate how it will contribute to site investigation and appraisal.

211. Further residential development to achieve the viability and secure the overall restoration of the site may also be supported where it is demonstrated that objectives of the Policy are met.
212. Given the nature of Derwent Forest, and the site history it is recognised that in many cases the viability of development may be marginal, and as such the Council will work with partners and any developer and adopt a flexible approach to considering a comprehensive proposal. The Council acknowledges that the site lies outside any defined settlement and as such would be treated as an exception to normal planning policy. As a consequence any proposal would not be expected to fully meet policy requirements related to housing mix and affordable housing, where this would impact on the overall viability of the development.
213. In all cases a comprehensive masterplan is required to ensure that development results in a coherent and well-planned future use that secures the important network of habitat, species and green infrastructure as a whole. If appropriate, the Council will consider adoption of an agreed masterplan as a Supplementary Planning Document to help facilitate delivery of the project.
214. Policy S18 strikes a balance between maximising the opportunities that this site provides while respecting the landscape setting, historic assets, the quality of the biodiversity and habitat on the site, as well as the infrastructure required to support development.
215. The development provides a unique opportunity to diversify the local economy, particularly the visitor and leisure sector, provide local jobs and bring back into use one of the largest previously developed sites in the region.

National Planning Policy	NPPF paragraphs 17, 18, 21, 28, 93, 109 to 111, 117, 118
Local Plan Strategic Objectives	SO1a, SO1f, SO1g, SO2a, SO3a, SO3h, SO5b, SO5d, SO5f, SO6a, SO6b, SO6c, SO6e
Allerdale Council Plan Priorities	2
Sustainable Communities Strategy	6.1, 6.2, 6.3
Evidence Base and other relevant documents and	British Energy Coast Masterplan, West Cumbria Economic Blueprint: Realising the Potential of Britain's Energy Coast (2012)

strategies	
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### **S19 Renewable Energy and Low Carbon Technologies**

216. The UK Renewable Energy Strategy sets a national target to provide 15% of electricity and heat from renewable and low carbon sources by 2020. Renewable energy is an important issue nationally as well as locally across the communities of Allerdale.
217. The Cumbria Renewable Energy Capacity and Deployment Study (2011) considers the renewable energy potential across Cumbria and provides the evidence to support renewable energy policies within Local Plans. It considers an extensive range of renewable energy sources, translating potential into a realistic deployable capacity up to 2030 in order to help Cumbria to meet Government energy targets.
218. The overall level of renewable energy currently deployed across Cumbria is 295MW of which 70% is located within Allerdale Local Plan Area. The Study found that Cumbria has a high natural resource for renewable energy. However, as it also has a large number of high quality landscapes and designations, the level of resource that is realistically achievable is significantly reduced.
219. The study indicates that within the Plan Area there is also a large renewable energy resource, and suggests that there is a realistic potential for an extra 80MW by 2030. This additional supply is likely to come from a mix of technologies, with the onus on micro renewable technologies and commercial wind developments. Given the current number of wind developments and the future deployment, both singular and cumulative impact will be key considerations. The future development of the renewable resource, especially micro generation presents an exciting economic opportunity in terms of job creation, investment and economic diversification and is well aligned with the aspirations of the West Cumbria Economic Blueprint.

### **S19 Renewable Energy and Low Carbon Technologies**

The Council will seek to promote and encourage the development of renewable and low carbon energy resources given the significant wider environmental, community and economic benefits. Proposals where impacts (either in isolation or cumulatively) are, or can be made acceptable will be permitted.

The Council will take a positive view where;

- a) Proposals (either in isolation or cumulatively);
  - i) Do not have an unacceptably adverse impact on the amenity of local residents (such as air quality/emissions, noise, odour, water pollution, shadow flicker);

- ii) Do not have significant adverse impact on the location, in relation to visual impact and impact on the character and sensitivity of the surrounding landscape;
- iii) Do not have an adverse effect on any European/International protected nature conservation site (including SACs, SPAs and Ramsar sites, candidate SACs, potential SPAs and proposed Ramsar sites) including its qualifying habitats and species, either alone or in-combination with other plans or projects.
- iv) Do not have a significant adverse effect on any National nature conservation site (Site of Special Scientific Interest; National Nature Reserve), except where the benefits of the development clearly outweigh both the impact on the site and any broader impacts on the wider network of National sites.
- v) Do not result in loss or harm to a Local nature conservation site, including habitats or species supported by Local Sites, unless it can be demonstrated that there is a need for the development in that location and that the benefit of development outweighs the harm or loss.
- iv) Do not have unacceptably adverse impact on heritage assets and their settings;
- b) In the case of wind turbines, it can be demonstrated that the development would not result in a significant adverse effect (either in isolation or cumulatively) on protected bird species, including designated sites and migration routes;
- c) Appropriate operational requirements are addressed (including accessibility and suitability of road network, ability to connect to the grid, proximity of any relevant feedstock);
- d) Appropriate measures are included for the removal of structures and the restoration of sites, should sites become non-operational;
- e) Potential benefits to the local economy and the local community, including agriculture and other land based industries are considered.

Within Hadrian's Wall World Heritage Site and its buffer zone, and the Solway Coast Area of Outstanding Natural Beauty only small scale renewable energy schemes, which preserve the special qualities of these designations and accord with the aims and objectives of their Management Plans will be acceptable.

Renewable energy proposals are expected to provide supporting evidence including landscape, visual and environmental assessments and to demonstrate that any negative impacts have been made acceptable. Where mitigation is required to make impacts acceptable these will, where necessary be secured through Planning Obligations. Developers will be expected to work with local communities from an early stage and deliver benefits to the local area where the proposal is located.

220. Policy S19 sets a positive framework for the development of renewable energy across the Plan Area reflecting both national planning policy and local evidence.

221. In order to ensure that only appropriate development takes place, the policy adopts a criteria based approach to encourage acceptable proposals to come forward to help meet national renewable energy targets. This addresses each proposal on its merits, and works in conjunction with other local plan policies to ensure the maximum level of resource is harnessed while ensuring that any impacts are, or can be made acceptable. Following both community concerns and evidence, this policy, ensures that amenity, landscape, biodiversity and geodiversity, Natura 2000 sites as well as historic assets are protected. Great emphasis is placed on the consideration of the potential for cumulative adverse impacts arising from the growing number of renewable developments across the Plan Area.
222. In some instances renewable and low carbon energy proposals can result in unacceptable impacts that preclude development in some areas. For example, inappropriately located wind turbines have the potential to impact on protected bird flight paths and sites, as well as protected landscapes such as Areas of Outstanding Natural Beauty, or heritage assets.
223. The Habitats Regulations Assessment produced alongside this plan suggests that without detailed assessment and bird surveys it is difficult to prove that further wind turbines will not have a cumulative effect on the SPA bird populations during construction and operation of the wind farms. Therefore, wind development proposals will be expected to demonstrate that there will be no significant adverse effects on protected bird or bat species, when considered alone and in combination with other existing and proposed wind turbines or vertical structures. The Allerdale Local Validation Checklist provides further details on the circumstances and survey scope that will be expected.
224. An Assessment of Likely Significant Effect should be carried out on any developments with potential for impacting directly or indirectly on Natura 2000 sites. Appropriate Assessment will be required for any development with a likely significant effect on Natura 2000 sites. Where proposals have a significant adverse effect on Natura 2000 sites that cannot be made acceptable through mitigation they should not be allowed to go ahead. Where mitigation is proposed, measures should be clearly defined and where appropriate secured by planning obligations.
225. In order to address community concerns and in the interests of residential amenity and safety, a minimum separation distance of 800m between wind turbines (over 25m to blade tip) and residential properties will be expected. It is recognised that in some cases due to site-specific factors such as orientation of views, landcover, other buildings and topography it may be appropriate to vary this threshold, where it can be demonstrated through evidence that there is no unacceptable impact on residential amenity. Shorter distances may also be appropriate if there is support from the local community.



226. Further guidance related to wind development is provided in the Cumbria Wind Energy Supplementary Planning Document and any update here after.
227. In some cases the large scale nature of some renewable technologies can give rise to unacceptable impacts which could make them unacceptable; such as large wind turbines on protected landscapes such as the Solway Coast Area of Outstanding Natural Beauty (AONB), and Hadrian's Wall World Heritage Site. Within these sensitive landscapes the policy ensures that renewable schemes are in keeping with the aims and objectives of the designated areas, and of a scale that will result in minimal impact.

National Planning Policy	NPPF paragraphs 17, 18, 93, 95, 97, 98, 117 to 120, 126
Local Plan Strategic Objectives	SO1a, SO1b, SO1e, SO1f, SO5f, SO6a, SO6b
Allerdale Council Plan Priorities	1, 2
Sustainable Communities Strategy	6.1, 6.2
Evidence Base and other relevant documents and strategies	Cumbria Renewable Energy Capacity and Deployment Study (2011), Cumbria Wind Energy Supplementary Planning Document (SPD) (2007), West Cumbria Economic Blueprint: Realising the Potential of Britain's Energy Coast (2012), Solway AONB Management Plan 2009 - 2014, Solway Coast AONB Landscape and Seascape Assessment, Frontiers of the Roman Empire World Heritage Site - Hadrian's Wall Management Plan 2008 - 2014

## **S20 Nationally Significant Infrastructure Projects**

228. Nationally Significant Infrastructure Projects are usually large scale developments such as new harbours, power generating stations (including large wind farms), and electricity transmission lines, which require a type of consent known as a development consent under procedures governed by the Planning Act 2008 (and amended by the Localism Act 2011).
229. The role of Allerdale Borough Council and the status of the local plan in relation to Nationally Significant Infrastructure Projects are explained below.
230. Applications for planning consent, Development Consent Orders (DCOs), for Nationally Significant Infrastructure Projects (NSIPs) are submitted to the Planning Inspectorate Major Infrastructure Unit and determined by the Secretary of State.
231. Planning policy for NSIPs is set out in National Policy Statement (NPSs) which are not part of the statutory development plan; however, the Council has had regard to them in preparing the Allerdale Local Plan. Because NSIPs are subject to a separate planning process within the national planning regime, the local plan does not have policy status for NSIP decision making by the Secretary of State.
232. The Council will be an important statutory consultee when any Development Consent Order is made. It will prepare a Local Impact Report, to which the Planning Act 2008 (section 104 (2) (b) and (d)) states that the Secretary of State must have regard. The Local Plan, along with other relevant evidence and considerations will inform the Local Impact Report and any other representations the Council makes. The Council will seek a statement of common ground with the developer before an application is submitted to the Major Infrastructure Planning Unit.
233. The Council will be the decision maker for any elements of development associated with or ancillary to the NSIP development dealt with under its powers as a Planning Authority. Any such development will be considered by the Council against National Policy Statements and its Local Plan.

## **S20 Nationally Significant Infrastructure Projects**

The Council will actively engage from the pre-application stage with the developer of a Nationally Significant Infrastructure Project to ensure:

- a) A robust programme of community consultation with the local community and stakeholders is achieved;

- b) That appropriate mitigation measures are considered to reduce the potential impact on the day-to-day activities of the local community and businesses as a result of the proposed development. This would include the impact on local infrastructure and services;
- c) That, where appropriate, the developer locates any temporary workers in the Principal or Key Service Centres close to services and public transport routes, reflecting the Local Plan Policies and Site Allocations;
- d) Sustainable forms of transport will be encouraged to move construction materials and workers during construction, operation and decommissioning;
- e) The maximisation of the local socio-economic opportunities for the West Cumbrian economy in terms of increased training and employment opportunities, improvements to local infrastructure and the development of local business opportunities.

The Council will, where appropriate, prepare and submit a Local Impact Report to the Major Infrastructure Planning Unit as part of the Development Consent Order process. It will seek to assess both positive and negative impact on local communities, jobs and businesses, infrastructure and the natural and historic environment.

234. As stated above Allerdale is not the consenting authority for Nationally Significant Infrastructure Projects. The Council will use policy S20 and in collaboration with partners and developers where appropriate and seek to engage with the Major Infrastructure Planning Unit, to ensure that the development has regard to the principles of the development plan and the following policy.

National Planning Policy	NPPF paragraph 3, National Policy Statements: EN-1 Energy, EN-3 Renewable Energy Infrastructure, EN-5 Electricity Networks Infrastructure, EN-6 Nuclear Power Generation
Local Plan Strategic Objectives	SO1a, SO1b, SO1c, SO1f, SO3j, SO4b, SO4g
Allerdale Council Plan Priorities	2
Sustainable Communities Strategy	6.1, 6.2, 6.3, 6.8
Evidence Base and other relevant documents and strategies	National Planning Policy Statements, West Cumbria Employment Land and Premises Review (2009), Employment Land Review Update (2011), West Cumbria Economic Blueprint: Realising the Potential of Britain's Energy Coast (2012), Britain's Energy Coast -Investment Strategy: Nuclear Topic Paper (2011), Cumbria Renewable Energy Capacity and Deployment Study (2011)

## **Sustainable Communities and Infrastructure**

### **S21 Developer Contributions**

235. Delivery of the Local Plan needs to be supported by infrastructure, community facilities and services that ensure continued sustainable development throughout the Plan Area. The Council is committed to ensuring that necessary infrastructure is available to meet the needs of development, while ensuring that the requirements of local areas and residents and the quality of the environment is not compromised.

### **S21 Developer Contributions**

The Council will work with partners to deliver infrastructure, services and community facilities to improve the sustainability of its communities. In accordance with the provisions set out within national policy, the Council will require new developments to secure infrastructure improvements which are necessary to make the development acceptable by planning condition or obligations.

Planning obligations may also be required for the initial and ongoing running and maintenance costs of services and facilities, and to compensate for the loss or damage caused by the development.

The infrastructure, facilities and services to which development may be required to contribute include (this list is not exhaustive):

#### Physical infrastructure

Transport improvements (including public transport) and its resulting maintenance;  
Car parking;  
Footpaths and cycle ways;  
Drainage infrastructure;  
Heritage assets;  
Flood risk and surface water management;  
Waste management;  
Broadband and communication networks;  
Low carbon energy and renewable energy infrastructure.

#### Social Infrastructure

Affordable housing;  
Education provision;  
Community facilities (including health, police);  
Local employment and training initiatives;  
Adult social care, fire service and community safety;

#### Green infrastructure

Green Infrastructure, including public open space, play areas and sports facilities;  
Nature conservation, biodiversity enhancement and mitigation measures;

Environmental improvements;  
Public realm (including public art).

It is the Council's intention to introduce a Community Infrastructure Levy (CIL) where it is satisfied that it can be done without compromising development viability. The Community Infrastructure Levy will be subject to a separate Development Plan Document.

A Supplementary Planning Document (SPD) on developer contributions will be prepared which will set out the formulae and charges which the Council would seek to apply in relation to planning obligations.

The Strategy for Infrastructure will support the delivery of the strategy for development. It will be a living document and subject to regular updating. The Strategy will provide a base for the SPD and for the introduction of a CIL.

236. The Council has produced a Strategy for Infrastructure which sets out the likely infrastructure required to ensure sustainable development. The Strategy details the infrastructure requirements identified by partner public and private sector service providers as being needed to support the growth proposed over the Local Plan period. It covers the existing status of infrastructure in individual settlements in terms of capacity for growth, the nature of additional infrastructure needed to accommodate additional growth proposed, the likely costs of providing such infrastructure and any funding sources where known. The proposed growth must be deliverable in the timescales or phases indicated and the Infrastructure Plan is key to demonstrating deliverability of the plan using planning obligations to secure the delivery of vital infrastructure.
237. Planning Obligations are currently delivered by Section 106 Agreements which are legally binding agreements between local authorities and applicants/landowners which can form part of planning applications. These agreements can be used to ensure that new development meets, or contributes to meeting, the infrastructure requirements necessary to enable the development to go ahead. Planning Obligation must meet the following tests:
- Be necessary to make the development acceptable in planning terms;
  - Be directly related to the development; and
  - Be fairly and reasonably related in scale and kind to the development.
238. It is the intention of the Council to investigate, and should it be viable, introduce Community Infrastructure Levy (CIL) to assist with the provision of strategic infrastructure. This will sit alongside on-site mitigation of infrastructure requirements through continued use of Section 106 planning obligations. A Supplementary Planning Document on Planning Contributions will be developed to support

implementation and application of the policy. The Council will not adopt a CIL unless it can be demonstrated that this can be done without compromising development viability. Should CIL be adopted this will be the subject of separate public consultation and examination.

239. The viability of a proposed development will continue to be carefully considered. Where the development is unable to deliver all the policy requirements for reasons of viability, an open book approach will be used. The applicant will be expected to demonstrate to the Council's satisfaction that the development will be made unviable. A full financial appraisal will be required to support discussion. In this case any planning obligation will be reviewed in line with national and Council policy.

National Planning Policy	NPPF paragraphs 173 to 177, 203 to 206
Local Plan Strategic Objectives	SO2d, SO2e, SO3b, SO4b, SO4c, SO5a, SO5c, SO5d, SO5e, SO6e
Allerdale Council Plan Priorities	1, 2, 3, 4
Sustainable Communities Strategy	6.1, 6.2, 6.3, 6.4, 6.5
Evidence Base and other relevant documents and strategies	Allerdale Strategy for Infrastructure and Allerdale Annual Monitoring Report.

## **S22 Transport Principles**

240. Providing a sustainable transport network to serve the communities of the Plan Area is essential for improving accessibility, enhancing economic vitality, protecting the environment and promoting quality of life. A key objective of spatial planning is to ensure that jobs, housing, shopping, leisure facilities and services are accessible by public transport, walking and cycling. Policy S22 underpins the spatial strategy and helps to deliver sustainable development.

### **S22 Transport Principles**

New development should be located in areas which help to reduce journey times and have safe and convenient access to public transport, open space, Key and Local Service Centres and utilities. Where possible, new development should actively seek to improve travel choice and reduce the need to travel using private motor vehicles.

Exceptions to this policy will be considered for suitable development in rural areas that meets the requirements of other local plan policies and can demonstrate that provisions for sustainable access have been incorporated into the development. The Council will support rural transport schemes and shall work with partners to enhance services whenever possible.

All new development in the Plan Area will:

- a) Be required to improve accessibility and movement in the local area reflecting the Local Transport Plan;
- b) Ensure they can be accessed safely and that they do not compromise the safety of any transport route, including railway lines and level crossings;
- c) Ensure they can access all major traffic attractors (employment, retail, schools and leisure) in a reliable time;
- d) Encourage attractive and well-connected street networks that, where necessary, make provision for heavy goods vehicles;
- e) Make provision for pedestrians and cyclists to be given the highest priority within town centres and new development, and facilitate links with public transport nodes and hubs;
- f) Where necessary be accompanied by Transport Assessments/Travel Plans in accordance with local and national guidance;
- g) Protect and, where appropriate, enhance or create new designated public rights of way;
- h) Be required to ensure the accessibility requirements of vulnerable people are taken into account;
- i) Be required to protect, enhance and capitalise upon sustainable transport links offered by green infrastructure corridors wherever possible;

j) Be required to provide adequate levels of car parking, cycle facilities, and where appropriate incorporate charging points for electric and hybrid vehicles.

241. It is important that the local plan actively manages the pattern and the location of major development to make best use of public and sustainable transport. The spatial strategy seeks to encourage sustainable travel in order to minimise the impact on the strategic and local road network, and to help achieve wider aims and objectives. This will help to support healthy, inclusive and sustainable communities as well as reducing the adverse impacts of travel.
242. It is also important to encourage people who do have access to a car to use it less or where possible, stop using it. Opportunities for sustainable transport choices are more limited in rural areas. Therefore, it is important to promote sustainable transport options and encourage community led transport schemes where existing public transport is limited or unavailable in order to facilitate a modal shift; moving people and journeys from private cars onto public transport. The priority for improving bus services and passenger facilities will be those serving the Principal and Key Service Centres as the main centres for jobs, housing, shopping, leisure facilities and services.
243. The Third Cumbria Local Transport Plan (2011 . 2026) addresses local transport issues across Cumbria by developing transport objectives which support wider goals and ambitions, and sets out plans for implementation. It is vital that the Allerdale Local Plan and the Local Transport Plan are consistent and support each other in their aims and objectives. The spatial strategy plays a key role in directing development to sustainable locations and, along with other plan policies, reflects the objectives set in the Local Transport Plan. S22 ensures that new development reflects key accessibility principles of the Local Transport Plan ensuring better accessibility, safety, reliability and more efficient connectivity. Guidance on ensuring that transport principles are reflected in good design are detailed in Policy S4 and the Manual for Streets.
244. Dedicated pedestrian and cycle routes will be provided in a manner that is convenient, safe and well integrated with other transport links and developments where appropriate. New development should be linked with new/existing routes by using appropriate tracks/roads, paths and green infrastructure. These routes should ensure ease of access around the development and permeability across and to existing development. Furthermore, development must provide appropriate facilities for cycle parking within the new development commensurate with the scale of development and local standards.
245. New development can potentially have both a positive and negative impact on transport, therefore transport impacts of new developments need to be assessed in accordance with national guidance. Policy S22



requires a Transport Assessment and Travel Plan to accompany planning applications in line with the thresholds identified in national guidance and in accordance with the Highways Agency guidance in respect of planning applications, for any development which could influence travel on the Strategic Road Network.

246. Travel Plans must be consistent with Council policies and requirements as set out in the Council Local Validation Checklist. Development will only be permitted where the Travel Plans, Transport Assessments or Transport Statements are accepted and there is adequate provision for existing and future transport infrastructure. Where necessary these will be secured through planning obligations.
247. Car ownership is an essential part of daily life for many people in Allerdale, especially in the north of the Plan Area. The parking provision within new developments has to find an appropriate balance between providing enough car parking to help support the local economy, reflecting the area's rural nature where car usage is sometimes the only realistic travel option, and over provision of parking. Too many car parks can encourage further car use and therefore increased congestion and CO2 emissions. , Providing too many spaces can also result in poorly designed and often cluttered places. However, providing too few parking spaces can result in indiscriminate parking which can have a negative impact on road safety and on the overall streetscape. The rural nature of the Plan Area must be considered in setting appropriate levels of parking provision in new development.
248. Other key issues in setting parking standards include car ownership; the accessibility of the development; the type, mix and use of development; and the overall aims and objectives of sustainable development. Local guidance will be provided setting out details on incorporating parking in new developments with appropriate standards for managing parking in the Plan Area.

National Planning Policy	NPPF paragraph 17, 29 to 41, 99
Local Plan Strategic Objectives	SO1a, SO1b, SO1c, SO3j, S4a, SO4b, SO4c, SO4d, SO4e, SO4f, SO4g
Allerdale Council Plan Priorities	1, 2, 3, 4
Sustainable Communities Strategy	6.2, 6.3, 6.4, 6.5
Evidence Base and other relevant documents and strategies	Allerdale Green Infrastructure Study (2011), Cumbria Local Transport Plan (2006-2011) and Cumbria Local Transport Plan (2011-2026), Parking Guidelines for Cumbria, Guidance on Transport Assessments and Department for Transport (2007).

### **S23 Supporting and Safeguarding Strategic Infrastructure**

249. Comprehensive and timely delivery of strategic infrastructure is vital to achieving the aims and objectives of the Plan, and underpins the spatial strategy for growth. The strategic infrastructure requirement of new development needs to be established and where appropriate land protected to ensure improvements occur alongside new development. Strategic infrastructure can cover a range of physical, social, and economic improvements including schemes related to transport, health, education and utilities.

#### **S23 Supporting and Safeguarding Strategic Infrastructure**

The Council will support priorities and improvements set out in the Local Transport Plan and other delivery documents by working with partners and ensuring development will not prejudice the implementation of proposed schemes and projects.

The Council will:

- a) Support the establishment of viable transport hubs across the Plan Area;
- b) Protect the approved route of the Workington Southern Link Road from Moss Bay Road to the A596 as detailed in the Local Transport Plan as part of the Strategic Links to Workington Development Areas proposals;
- c) Protect the routes of strategic transport links as and when route plans become available;
- d) Seek improvements to the West Cumbrian Coastal Railway service and encourage greater movement of freight via railway;
- e) Protect and enhance access to the Ports of Workington and Silloth;
- f) Support efforts to improve the flood resilience of Allerdale's infrastructure;
- g) Support and lobby for infrastructure improvements required to enable delivery of economic growth and sustainable communities;
- h) Protect sites for important infrastructure when these become available;
- i) Support proposals to secure future drinking water supplies for West Cumbria.

250. Many of the key infrastructure projects are set out within the Local Transport Plan and are identified as key to delivery of the Council's aims and objectives. The planning system needs to be able to ensure that development proposals do not constrain the provision of these transport projects, and ensure the implementation of the Transport Plan in order to support the level of growth identified in Policy S3. As such, the policy provides a level of support and safeguarding of important land when routes or sites are known. Policy also provides support for safeguarding non-transport infrastructure, such as major education, health and sites needed for the upgrade of utility sites. Where projects are advanced to a certain level, safeguarded land or

safeguarded lines will be identified on a map in the Site Allocations DPD.

251. Policy provides support for transport hubs, which will enable more sustainable and integrated transport connection to employment, services and the strategic transport network throughout the Plan Area and beyond. Improving connectivity and enabling more sustainable transport within the Plan Area and to outside centres is key to improving economic, social and environmental aims.

National Planning Policy	NPPF paragraph 17, 21, 29 to 41
Local Plan Strategic Objectives	SO1a, SO1b, SO1c, SO3j, SO4a, SO4b, SO4c, SO4d, SO4e, SO4f, SO4g
Allerdale Council Plan Priorities	2
Sustainable Communities Strategy	6.2, 6.4, 6.7
Evidence Base and other relevant documents and strategies	Allerdale Green Infrastructure Study (2011), Cumbria Local Transport Plan (2006-2011) and Cumbria Local Transport Plan (2011-2026), West Cumbria Economic Blueprint: Realising the Potential of Britain's Energy Coast (2012), Britain's Energy Coast -Investment Strategy: Nuclear Topic Paper (2011), Port of Workington Strategies and Action Plans, West Cumbria Rail Capacity Study

## **S24 Green Infrastructure**

252. Green infrastructure is the network of multi-functional green and blue spaces found within and between the settlements across the area. A green infrastructure asset can be counted as anything which makes a contribution to a network of outdoor natural or man-made open spaces, habitats or linkages between them. These can include, but are not limited to, woodlands, parks, rivers, private gardens, allotments, trees, ponds, cycle paths, coastal areas, footpaths, sports pitches or farmland.

### **S24 Green Infrastructure**

The Council will promote the creation, enhancement, maintenance and protection of a range of green infrastructure assets that contribute to a diverse network of natural and man-made green and blue spaces, links, habitats and landscapes, which is accessible to all. The Council will work with partners and developers to:

- a) Promote high quality, attractive places which allow everyone to enjoy direct and regular contact with the natural environment;
- b) Seek to ensure green infrastructure is woven into new development wherever possible;
- c) Protect, manage, enhance and create key natural and semi-natural habitats and wildlife corridors, including watercourses, wetlands, woodlands (including ancient woodland and trees) and parklands;
- d) Seek to alleviate open space deficiencies in existing communities whilst ensuring all new open space provision is high quality, attractive and safe;
- e) Promote design and management of parks and natural green spaces to increase biodiversity and maximise their function as nature reserves;
- f) Promote health and fitness through provision of open space and opportunities for community involvement in outdoor exercise, sport and active recreations;
- g) Encourage use of street trees, where appropriate, to define streets, improve the urban environment and provide linkages in habitat networks;
- h) Promote creation of multi functional habitat networks, such as communal / private courtyards, pocket green spaces and green buildings, which are responsive to a range of microclimatic conditions and provide an experience of nature on people's doorstep;
- i) Seek the creation of new and enhanced links and corridors between towns and settlements such as cycle ways and footpaths;
- j) Promote improvements in air, water and soil quality and more sustainable drainage and flood mitigation solutions;
- k) Seek the protection and rehabilitation of landscapes and habitats damaged or lost by development or land management practices;

- l) Maximise opportunities to enhance and create assets which have the potential to attract visitors, create employment and attract investment to the area;
- m) Explore the potential of existing and new green infrastructure assets to provide opportunities for renewal energy schemes;
- n) Promote opportunities for farmers, foresters and other land managers to diversify and promote woodland management, including opportunities for new planting schemes;
- o) Support key specific projects which would contribute significantly to the Green Infrastructure network.

253. The main purpose of promoting green infrastructure is to maximise the multi-functional nature of assets improving the sustainability and attractiveness of the development, to the social, environmental and economic benefit of all.

254. The Green Infrastructure Study identifies specific green infrastructure assets within the Plan Area and will be kept up to date in order to inform developers about the potential of existing green infrastructure assets within the local area. The study collates data from a series of partner sources including the Open Space, Sports and Recreation strategies, the Cumbria Rights of Way Improvement Plan, Cumbria Strategic Cycle Network Map, Cumbria Biodiversity Database, Solway Coast AONB Management Plan, Allerdale Strategic Flood Risk Assessment and the Cumbria Landscape Character Assessment.

255. Clear priorities for the protection and enhancement of the green infrastructure network will be set out in an SPD to identify deficiencies, deliver new assets and ensure the optimum integration between green networks and development.

National Planning Policy	NPPF paragraphs 7, 17, 28, 35, 69, 70, 73, 74, 75, 76, 77, 93 to 99, 109, 110, 111, 114 to 125
Local Plan Strategic Objectives	SO1b, SO1c, SO5a, SO5c, SO5d, SO5e, SO5f, SO6a, SO6b, SO6c, SO6e
Allerdale Council Plan Priorities	2, 3, 4
Sustainable Communities Strategy	6.2, 6.3, 6.4
Evidence Base and other relevant documents and strategies	Allerdale Green Infrastructure Study (2011), Open Space, Sport and Recreation Strategies, Cumbria Rights of Way Improvement Plan, Cumbria Strategic Cycle Network Map, Cumbria Landscape Character Assessment, The Cumbria Biodiversity Action Plan, Solway Area of Outstanding Natural Beauty Management Plan 2009 . 2014, Allerdale Strategic Flood Risk Assessment, River Derwent Catchment Flood Management Plan, Shoreline

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## **S25 Sports, Leisure and Open Space**

256. A key priority of the Council is to promote healthy lifestyles through improved access to sports, leisure and open space, which also have positive economic and environmental benefits. Improved access can be achieved not only by improving the provision and quality of existing sports and leisure facilities, but by promoting opportunities to enjoy outdoor recreational activities, open spaces and the countryside.

### **S25 Sports, Leisure and Open Space**

The Council will seek to maintain, enhance and protect the provision of formal and informal sports and recreation facilities and public open space throughout the Plan Area.

The improvement of play, sports and other public open space provision will be delivered in the following ways:

- a) By identifying deficiencies in indoor and outdoor sports and leisure facilities/open spaces, as identified in adopted Open Space, Sport and Recreation strategies, and by ensuring that new development makes quantitative or qualitative improvements to provision in line with these strategies;
- b) By requiring residential developments to make provision for well designed public open space, either through on site provision of new open space or by financial contribution to enhance or create off-site provision and management of public open space (based on standards set out in adopted Open Space, Sport and Recreation strategies)
- c) By securing, where appropriate, developer contributions towards the creation of new areas of open space, or sports facilities, in localities where a deficit has been identified within the Open Space, Sport and Recreation Study, or where development may lead to a deficit;
- d) By ensuring that new indoor sports and leisure facilities are located in the most sustainable locations in accordance with town centre policies;
- e) Through giving priority to addressing the deficiency in the provision of play and recreation spaces designed for children and young people;
- f) By ensuring the ongoing protection and improvement of both new and existing provision through appropriate management and maintenance arrangements;
- g) By encouraging and securing more community use agreements with schools and private sports facilities.

For major employment and retail developments, the Council may seek the provision of open space, in addition to the landscaping and public realm requirements to provide amenity for users.

Where open space is to be provided as part of a development, the amount, type and form will be determined having regard to the nature and size of the

development proposed and the community needs likely to be generated by it as identified in adopted Open Space, Sport and Recreation strategies.

The Council will seek to safeguard existing areas of open space, land and buildings used for sports and recreational activities, having regard for deficits and surpluses identified in Open Space, Sport and Recreation strategies. Development proposals that will result in the loss of open space, sports and recreational facilities will not be permitted unless:

- h) An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- i) The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- j) The development is for alternative sports and leisure provision, the needs for which clearly outweigh the loss.

Development on land adjoining areas of public open space, sports and leisure facilities that would erode the quality and/or jeopardise its use and enjoyment by the public will be resisted.

The Council will protect the structure, character, principal components and setting of Parks and Gardens of Special Historic Interest within the Plan Area. Proposals within or adjacent that are deemed to have a detrimental impact will not be permitted. The Council will support proposals that involve the removal of inappropriate structures and/or uses that detract from their special historic interest.

257. The Allerdale Open Space, Sports and Recreation strategies consist of integrated documents including the Open Space Study and the Playing Pitch strategy. These documents form up to date assessments of the need for open space, sports and recreation facilities within the Borough, identifying, mapping and cataloguing each asset by type, such as indoor sports, outdoor sports, amenity space, church yards/cemeteries, parks and gardens, allotments etc. Specific requirements in terms of the Borough's quantitative and qualitative provision and future requirements are identified within these assessments, and will inform Council decisions on priorities for improvement of provision.
258. The Allerdale Open Space, Sports and Recreation strategies and community engagement exercises have shown a significant deficiency in leisure and recreational facilities for children and, in particular, teenagers. The Council will seek to address these deficiencies as a priority in improving provision.
259. In accordance with the spatial strategy and town centres policies, the first preference for location of intensive sports and leisure development will be within, or on the edge of, existing town centres to maximise the



benefits for existing and new communities and reduce the need to travel.

260. Existing outdoor sports and leisure facilities across Allerdale are valuable assets for the communities in which they are located and in some instance the wider area. This importance relates to not only their function, but also to the amenity value and their contribution to the green infrastructure network. Where appropriate, and especially as part of large scale residential developments, new formal and informal green spaces will form part of the comprehensive design proposal. When considering proposals, the Council will have regard to the changing needs or demands for such facilities.
261. The Council will secure, where appropriate, developer contributions toward open space, sport and recreation provision, whilst being mindful of development viability, in accordance with Policy S21. The Council will produce an SPD to aid interpretation and guide developers in relation to the Open Space, Sports and Recreation strategies and requirements for provision.

National Planning Policy	NPPF paragraphs 7, 17, 28, 69 to 78
Local Plan Strategic Objectives	SO1c, SO1d, SO5d, SO6e
Allerdale Council Plan Priorities	2, 3, 4
Sustainable Communities Strategy	6.2, 6.3, 6.4
Evidence Base and other relevant documents and strategies	Allerdale Green Infrastructure Study (2011), Open Space, Sport and Recreation strategies, Assessing Needs and Opportunities: A Companion Guide to Planning Policy Guidance 17, Cumbria Rights of Way Improvement Plan, Cumbria Strategic Cycle Network Map, Cumbria Landscape Character Assessment, The Cumbria Biodiversity Action Plan, Solway Area of Outstanding Natural Beauty Management Plan 2009-2014, Allerdale Strategic Flood Risk Assessment, River Derwent Catchment Flood Management Plan, Shoreline Management Plan 2

## **S26 Community and Rural Services**

262. Good community facilities are an essential element of a successful, healthy and inclusive society. Community facilities can include, but are not limited to, community halls, local shops, theatres, public houses, meeting places, schools, sports venues, cultural buildings, higher education facilities, health centres, childcare providers and places of worship, cemeteries, allotments, etc.

### **S26 Community and Rural Services**

Proposals for neighbourhood community facilities will be supported where it can be demonstrated that the service will enhance the sustainability of the community and conserve and enhance the heritage, character and local distinctiveness of the area. In the case of retail, the maximum size of any unit acceptable will be determined by the needs arising in the catchment and will not undermine the vitality and viability of any other centres.

The Council will protect existing community facilities which provide for people's day to day, social and cultural needs. Proposals which would result in the loss of an existing community facility will be refused unless it can be demonstrated that:

- a) Alternative facilities are similarly accessible by walking;
- b) There is no known demand for the continued community use, and evidence has been submitted of genuine efforts having been made to market and sell the enterprise as a going concern or to sell or let the property as premises for its current use. A robust marketing exercise will be agreed with the Council.

263. Community facilities such as theatres, local shops, village halls, public houses and schools etc are at the heart of a thriving, sustainable and inclusive society. This is particularly relevant in rural areas and isolated neighbourhoods where these facilities not only provide for people's day to day needs, but also provide a source of social and cultural interaction.

264. The Council will protect these valuable services, encourage the creation of new facilities and support improvements and enhancements to those existing. Facilities should be of a scale appropriate to the size of the settlement in accordance with the spatial strategy.

265. The Council encourages the sharing of facilities so that a building can be used by different groups for different purposes wherever possible. This will help to ensure the facility remains viable and makes efficient use of buildings. Examples may include educational buildings that are also used for entertainment, childcare and other educational and sports activities, or health care facilities that are designed to be used for both health and social care purposes.

266. A priority of the Council is to promote healthy lifestyles through improving people's access to sports and recreation facilities. The Open Space, Sports and Recreation Study identifies deficiencies in the provision of indoor and outdoor sports facilities as well as public green spaces. The Council will seek to address deficiencies in the Plan Area by ensuring that new development contributes to this provision either through the creation of new facilities or by making contributions to the improvement of existing.
267. In September 2012 the Government introduced the Community Right to Bid as part of the Localism Act which gives community groups the right to bid and buy community facilities which are important to them. Local Authorities will be required to maintain a list of assets of local value which have been nominated by the local community, and when listed assets come up for sale or change of ownership, the Act gives community groups the time to develop a bid and raise money to buy the asset when it comes on the local market. The Council will support communities who wish to explore these new rights.

National Planning Policy	NPPF paragraphs 7, 17, 28, 29, 69 to 76
Local Plan Strategic Objectives	SO1c, SO1d, SO3f, SO3i, SO4d, SO5c
Allerdale Council Plan Priorities	1, 2, 3, 4
Sustainable Communities Strategy	6.5, 6.7
Evidence Base and other relevant documents and strategies	Open Space, Sports and Recreation Strategies

## Built and Historic Environment

### S27 Heritage Assets

268. Allerdale's historic environment contributes enormously to its economy and to its attractiveness as a place to live and therefore to the quality of life of its residents and workforce. Its historic environment attracts many tourists and visitors to the district and as such its conservation and enhancement is very important to the local economy.
269. Allerdale's historic environment includes all of its heritage assets including:
- |   |                  |
|---|------------------|
| a) Listed Buildings <sup>2</sup> :  | Total (1,328)    |
| b)  | Grade I (29)     |
| c)  | Grade II* (33)   |
| d)  | Grade II (1,266) |
| e) Conservation Areas:  | 21               |
| f) Scheduled Ancient Monuments:   | 80               |
| g) Registered Park Parks and Gardens:   | 1                |
| h) World Heritage Sites:  | 1                |
| i) Non-designated heritage assets such as vernacular/historic buildings and archaeological sites of regional and local interest |                  |
270. Heritage assets are an irreplaceable resource; therefore, decisions affecting their future must be taken with full understanding of the consequences.

### S27 Heritage Assets

The historic environment including all heritage assets and their settings will be conserved and enhanced in a manner appropriate to their intrinsic historic value and significance, their importance to local character, distinctiveness and sense of place, and to other social, cultural economic or environmental benefits/values.

The Council will work with partners to seek the conservation and enhancement of all designated or non-designated heritage assets within the Plan Area.

In determining applications that could affect the significance (including character, appearance, historic value, value to people and setting) of a heritage asset and/or archaeological asset, the following factors will be taken into account:

- The level of significance of the heritage asset(s).
- The impact of the proposal on the significance (including setting) of the

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<sup>2</sup> (It should be noted that these figures are based on the number of listings, but many listings include more than one building, so the total number of buildings that are listed is greater).

heritage asset(s).

- How the significance and/or setting of the asset could be better revealed.
- Opportunities for mitigating climate change without damaging significance.

Only proposals which do not harm any positive qualities of the heritage asset(s) will be approved, unless there is a clear and convincing public benefit to the proposal that will outweigh the harm caused to the asset(s). If the public benefits of a proposal outweighs and justifies the loss of a heritage asset, it must be fully recorded in accordance with agreed criteria which will be proportionate to the value and significance of the heritage asset.

Where there is evidence of deliberate or conscious damage to, or neglect of, a heritage asset, the Council will take action that may involve prosecution, serving an Urgent Works or Repairs Notice to prevent further decay or adding the building to the National Buildings at Risk Register.

Schemes which help ensure a sustainable future for Allerdale's heritage assets, especially those identified as being at risk of loss or decay will be supported.

271. Policy S27 sets out a framework for all decisions that affect heritage assets and provides a presumption in favour of conserving all heritage assets and against allowing harm to assets. The strength of this presumption will be affected by the level of designation and importance of the heritage asset and the amount of public benefit of the proposals.

272. The strongest presumption against any damage will be accorded to those with the highest designations. For example, Hadrian's Wall World Heritage Site, where proposals that cause damage to its Outstanding Universal Value would have to be wholly exceptional.

[273.](#) Applications that will affect the significance of a heritage asset (positively or negatively) should include a Heritage Statement which explains the value of the heritage asset (including an explanation of its character, appearance, historic value, value to people and its setting), how the proposal will affect any of these qualities, and an explanation of the public benefits of the proposal. The complexity and depth of the Heritage Statement should be proportionate to the significance of the heritage asset(s) and the scale of impact upon the asset(s)

274. Locally designated and non-designated heritage assets can be protected by this policy where there is evidence of their value or significance to the local community or economy, and a lack of sufficient public benefit to outweigh any loss to them.

275. There are 21 Conservation Areas designated in the Allerdale Local Plan Area which vary considerably in size, type and character. Article 4 directions, which remove certain permitted development rights, have been applied to some houses within conservation areas in order for the Council to retain control over alterations that could affect character. Any proposals for change should conserve or enhance its character. Proposals for demolitions of buildings within conservation areas will only be considered acceptable if it is clear that the replacement buildings or space will contribute at least as much to, and will preferably enhance, the character and significance of the conservation area. The Council will review its conservation areas when appropriate, and will seek to provide up to date conservation area appraisals which identify the architectural and historic interest, distinctiveness and character of the conservation area.
276. There is the opportunity to identify and locally list those assets that are significant or which may provide an important environmental, social and economic benefit for the local area. These are locally important historic buildings and other heritage assets that make a valuable contribution to the character or history of the Borough. Where appropriate the Council will provide support for communities to identify locally significant historic buildings.
277. Where the demolition or partial demolition of a heritage asset is proposed, an appropriately detailed recording shall be undertaken and deposited with the relevant local Historic Environment Record. When development affecting archaeological sites and assets is acceptable in principle, the Council will seek to ensure mitigation of damage through preservation of the remains in situ as a preferred solution. When in situ preservation is not justified, the developer should make adequate provision for excavation and recording before or during development. Where necessary the Council will secure the recording of loss by appropriate planning conditions or obligations.

National Planning Policy	NPPF paragraphs 61, 126 to 141
Local Plan Strategic Objectives	SO3h, SO5b
Allerdale Council Plan Priorities	3
Sustainable Communities Strategy	6.3, 6.5
Evidence Base and other relevant documents and strategies	The Allerdale Atlas, Frontiers of the Roman Empire World Heritage Site - Hadrian's Wall Management Plan 2008 - 2014, <a href="#">Westnewton Character Appraisal</a> , <a href="#">Cockermouth Conservation Design Guide</a> , <a href="#">English Heritage Listing Descriptions English Heritage - At Risk Register</a> , <a href="#">Allerdale Historic Environment Review (2013)</a>

**S28 Hadrian's Wall World Heritage Site**

278. Hadrian's Wall was designated as a World Heritage Site by the United Nations Educational, Scientific and Cultural Organisation (UNESCO) in 1987 as the most complex and best preserved of the frontiers of the Roman Empire. It is an internationally known icon of the North of England and exists over a wide tract of Northwest Allerdale. It has a valuable recreational, social and economic value, both to those who live and work in the area, and visitors and tourists. The Hadrian's Wall Path National Trail and the Hadrian's Cycleway provide important recreation and leisure facilities for a large numbers of cyclists, walkers and visitors.
279. Hadrian's Wall World Heritage Site Management Plan provides the framework for management of the site to ensure its preservation for present and future generations, and addresses the issues and opportunities that World Heritage status offers. Although it is not a statutory document it brings together the policies and aspirations of a wide range of individuals and organisations in order to directly influence other plans and strategies. The Management Plan encompasses the Wall itself and a buffer zone on either side and currently covers the period 2008 . 2014.

**S28 Hadrian's Wall World Heritage Site**

There is a presumption in favour of preserving the fabric, integrity and authenticity of archaeological sites that form part of Hadrian's Wall World Heritage Site. Development that would have a detrimental effect on archaeological remains and their setting will be refused.

Proposed development in the Buffer Zone should be assessed for its impact on the Outstanding Universal Value of the World Heritage Site, and particularly on key views both into and out of it. Development that would have an adverse impact on Outstanding Universal Value will be refused.

Proposed developments outside the boundaries of the Buffer Zone will be assessed for their effect on the Outstanding Universal Value. Any proposals that would have an adverse effect on this will be refused.

New development within Hadrian's Wall World Heritage Site and its Buffer Zone, which enhances or better reveals its significance, will be supported.

Significant development proposals affecting Hadrian's Wall World Heritage Site and its Buffer Zone will require a formal environmental impact assessment to ensure their impacts and implications for the longer term are evaluated in full.

280. Policy S28 reflects both national policy and the Hadrian's Wall World Heritage Site Management Plan and defines Hadrian's Wall World

Heritage Site as a designated heritage asset of the highest significance. Given the significance there is a strong presumption in favour of the conservation of the Outstanding Universal Value of the World Heritage Site. The Plan ensures that substantial harm to, or loss of such a site is wholly exceptional. Following the management plan the policy encourages opportunities for new development within world heritage site and settings that enhance or better reveal the significance.

281. The Buffer Zone protects the setting of the World Heritage Site, however, beyond its designated boundary it is also important to have regard for the site as inappropriate development can still have an adverse impact upon the qualities of the site.

National Planning Policy	NPPF paragraphs 126, 128 to 141
Local Plan Strategic Objectives	SO3h, SO5b
Allerdale Council Plan Priorities	2, 4
Sustainable Communities Strategy	6.3, 6.5
Evidence Base and other relevant documents and strategies	Frontiers of the Roman Empire World Heritage Site - Hadrian's Wall Management Plan 2008 . 2014, The Allerdale Atlas, <a href="#">Allerdale Historic Environment Review (2013)</a>



## **S29 Flood Risk and Surface Water Drainage**

282. Flooding occurs naturally, but can also result from human interference with natural processes such as changes to river channels or their flood plains, increases in runoff from land, or blocked drainage systems. Flooding becomes a problem when it has an adverse impact on people, property, infrastructure or the environment.

### **S29 Flood Risk and Surface Water Drainage**

Developments should be avoided in locations that would be at risk of flooding or where it would increase the level of flooding elsewhere. Development within areas at the greatest risk of flooding, as identified within the Allerdale Strategic Flood Risk Assessment (SFRA) and/or Lead Local Flood Authority (LLFA) Local Flood Risk Management Strategy, will be strongly resisted.

In order to minimise the risk to people, property and places from flooding, the Council will:

- a) Assess all proposed development sites through both the Site Allocations process and development proposals against the SFRA and/or LLFA Local Flood Risk Management Strategy and ensure that new development is fully compliant with the national policy and guidance.
- b) Ensure that developments identified in national policy as requiring a Flood Risk Assessment, should ensure that as a minimum, the scale and nature of the assessment should be appropriate with the development proposals and should be completed in accordance with national policy and guidance.

The Council will expect all developers to demonstrate that they have separated surface water from foul drainage to remove pressure on foul drainage system. The Council expect the incorporation and/or retention of soft landscaping, permeable surfaces, water storage systems and infiltration systems (SuDS) to have been considered for all developments.

The Council will expect all new developments to defer to the drainage hierarchy, seeking to incorporate Sustainable Drainage Systems (SuDS) in preference to discharge to local watercourses or the main sewer. Proposals seeking to discharge surface water to local watercourses or the main sewer will normally be resisted, unless it can be demonstrated to the satisfaction of the Council that:

- c) Local ground conditions render a SuDS system impractical; or
- d) The cost of installation, maintenance and, where appropriate, operation would render the scheme economically unviable.

In circumstances where a SuDS system is deemed practical and viable, developers will be required to seek the approval of the SuDS Approval Body

(SAB) and to submit a management plan outlining how the system will be maintained and managed in the long term. Developers will be required to enter into a planning obligation in order to secure the long term management responsibilities of the SuDS in perpetuity.

283. Allerdale has many areas at risk of both tidal and fluvial flooding, with almost the entire Plan Area being covered within the River Derwent Catchment Flood Management Plan (CFMP). Within the Plan Area the towns of Workington and Cockermouth (the main towns in the River Derwent CFMP area) have developed upon the natural floodplains of the Rivers Derwent and Cocker and for this reason the towns have a long history of flooding.
284. There are a number of options for managing development in flood risk areas, however guidance set out in the NPPF (Technical Guidance) is to adopt a sequential approach that directs development to suitable sites within areas of lower flood risk before those in medium to high risk areas are considered.
285. Allerdale's Strategic Flood Risk Assessment (SFRA) highlights a number of areas within the Plan Area at risk from either tidal or fluvial flooding. It is the main source of evidence for local flood risk information and should be used, along with up to date guidance from the Environment Agency and County LLFA, as the main point of reference for both the Council and developers to inform decisions.
286. Flood Risk Assessments will be required in accordance with national policy and the details required set out in the Local Validation Checklist. Flood Risk Assessments should be carried out in consultation with the Council and the Environment Agency at the earliest opportunity to ensure that optimum solution designs are achieved and to prevent problems at later stages.
287. The Council will strongly resist development in high flood risk areas, steering development to lower flood risk areas.
288. In addition to tidal and fluvial flooding, there is a significant risk from surface water flooding within the area. Cumbria County Council is the Lead Local Flood Authority (LLFA) and has produced a Cumbria Surface Water Management Plan (CSWMP) which outlines the preferred surface water strategy across the County and is the main vehicle for managing local/surface water flooding.
289. A hierarchy of drainage options for disposing of surface water must be considered and discounted in the following order:
- Continue and/or mimic the site's current natural discharge process;
  - Allieve flows into green engineering solutions such as ponds, swales, or other open water features for gradual release to a watercourse and/or porous subsoils;

- Attenuate by storing in tanks or sealed systems for gradual release into a watercourse;
  - Direct discharge to a surface water only sewer;
  - Controlled discharge into the combined sewerage network, only if it can be demonstrated that there are no other viable options.
290. If new development is shown to increase storm sewer overflows it will be necessary to phase the development to allow the existing infrastructure to be improved. Culverting of waterways should be avoided.
291. The Council will expect all new developments to defer to the drainage hierarchy. A key objective of the Local Plan is to encourage the use of Sustainable Urban Drainage Systems (SuDS) within new development as they slow down the volume and rate of run off following heavy rainfall, thereby reducing the risk of surface water flooding. SuDS schemes can also be a valuable way of achieving net environmental gains through the creation of green infrastructure assets and habitats (retention ponds, swales, tree planting etc).
292. As Lead Local Flood Authority Cumbria County Council will approve the use of SuDs. This is due to their responsibility for approval of all drainage plans, and adoption and maintenance of SuDS. The scales of development covered will be specified by the LLFA
293. Surface water drainage issues have implications for waste water capacity infrastructure across the Plan Area which currently suffer from localised overloading. The Council will work with Cumbria County Council, United Utilities, Natural England and the Environment Agency to gain a full understanding of the capacity issues.

National Planning Policy	NPPF paragraphs 7,17, 93 to 108, NPPF Technical Guidance
Local Plan Strategic Objectives	SO1b, SO1e, SO5a, SO5d, SO5e, SO5f, SO6a, SO6b, SO6e
Allerdale Council Plan Priorities	-
Sustainable Communities Strategy	6.2, 6.3
Evidence Base and other relevant documents and strategies	Strategic Flood Risk Assessment 2011, Lead Local Flood Authority (LLFA) Local Flood Risk Management Strategy

### **S30 Reuse of Land**

294. There is a history of vacant previously developed land throughout the Plan Area, but concentrated in the South West of the Plan Area, in and around Workington.

#### **S30 Reuse of Land**

##### Previously Developed Land (Brownfield)

In line with local regeneration and sustainability objectives, the Council will encourage and where appropriate prioritise the effective reuse of previously developed and vacant sites within the Plan Area.

Proposals for windfall development on greenfield sites may be required to carry out a sequential test to demonstrate that there are no available previously developed sites, which are not of high environmental value, within the settlement that could suitably accommodate the scheme.

##### Contaminated and Unstable Land

For proposals for development of land where there is risk of potential onsite contamination or ground instability, an investigation into the quality of the land will be required. In circumstances where the proposal involves a site that is known to be contaminated or unstable, the Council will require an assessment to be submitted with the application. This must be carried out by a suitably qualified person to the current British Standards and in accordance with local guidance.

295. Policies encourage redevelopment of previously developed land and support schemes that involve the restoration and regeneration of these sites, provided these sites are not of high environmental value. Vacant land can provide an ideal habitat in which plant and animal wildlife can thrive, especially if left undeveloped and undisturbed. A sequential test may be required for windfall proposals on greenfield land to demonstrate that no suitable previously developed sites are available, the thresholds for which are set out in Policy DM16.
296. Given their former use, many previously developed sites are contaminated with chemicals, oils and other pollutants that can pose risk to human health and the natural environment. Consequently proposals involving the reuse of contaminated sites must be rigorously assessed to ensure that the extent and nature of the contamination is identified and a suitable scheme for remediation of the site can be achieved, while ensuring the development does not affect habitats, species and protected sites.
297. Where development is proposed on a site known to be contaminated or have the potential to be contaminated as a result of industrial activity (e.g. Gasworks, petrol stations, filled ground, steelworks, railway land), a preliminary risk assessment will be required. This must be carried

out by a suitably qualified person to the current British Standards and in accordance with guidance set out in Development of Potentially Contaminated Land and Sensitive End Uses: An Essential Guide for Developers (Jan 2013) or any subsequent guidance.

298. A history of coal mining within the Borough has left a legacy on the land. Whilst most past mining activity is generally benign in nature, potential public safety and stability problems can be triggered and uncovered by development activities. Problems can include collapses of mine entries and shallow coal workings, emissions of mine gases, incidents of spontaneous combustion and the discharge of water from abandoned coal mines. Therefore it is important that proposals for new development delivered through the Local Plan recognise the problems and how they can be addressed. Where a proposal has been identified by the Council as being on land where there is a risk of ground instability, an appropriate investigation into the quality of the land will be required.

National Planning Policy	NPPF paragraphs 7, 17, 109, 111, 120 to 125
Local Plan Strategic Objectives	SO1c, SO1g, SO2c, SO5a, SO5f, SO6d
Allerdale Council Plan Priorities	1, 2
Sustainable Communities Strategy	6.2
Evidence Base and other relevant documents and strategies	Development of Potentially Contaminated Land and Sensitive End Uses: An Essential Guide for Developers (2013), National Land Use Database (NLUD), Allerdale Strategic Housing Market Assessments (2011)

### **S31 Reuse of Rural Buildings and Replacement of Dwellings in the Countryside**

299. Changes in agricultural practices, including the increased use of large vehicles and larger buildings, have meant that rural barns are sometimes no longer fit-for-purpose and stand empty. When assessed in isolation, the deterioration and/or loss of such buildings does not appear to be significant, yet when assessed in a cumulative context, the impact on the landscape can be considerable. Redundant rural buildings, of traditional design, often have the potential to be adapted into high quality buildings which can alleviate development pressures on green field land and reduce the demand for new buildings in sensitive locations.

#### **S31 Reuse of Rural Buildings and Replacement Dwellings in the Countryside**

The Council will encourage proposals that involve the conversion and reuse of redundant rural buildings in the open countryside in circumstances where it can be demonstrated that the scheme will contribute to the ongoing sustainability and vitality of the local economy and community.

Proposals for the reuse of rural buildings that are located outside of the settlements identified in the settlement hierarchy may be acceptable when:

- a) The scale of development proposed is proportionate, taking into account the open countryside location;
- b) Policies in relation to access, parking and amenity can be satisfied without detriment to the building or its rural setting;
- c) The proposal would not generate any significant increase of traffic on minor and/or unsuitable roads that would be prejudicial to highway safety.

Only buildings that are demonstrated to be structurally sound will be considered to be suitable candidates for conversion under the provision of this policy.

National policy recognises that in order to promote sustainable development, new isolated homes in the open countryside should be avoided. The Council will therefore give preference to proposals involving the reuse of buildings for business or community uses that will lead to the provision of new business premises or services for local communities. Proposals for the conversion of rural buildings to residential use will only be acceptable in line with national policy and where the building can be converted without substantial alteration to the original footprint.

#### Replacement Dwellings in the Countryside

In the open countryside proposals to replace/rebuild dwellings will be acceptable provided that:

- d) The proposal is well designed, of appropriate scale for its location and does not detract from the character or distinctiveness of the location;
- e) The relevant building to be replaced substantially exists and is not deemed to have lost its lawful use as a dwelling.

Proposals for the replacement of dwellings in the countryside will be only be acceptable in line with national policy and where the building can be replaced without substantial alteration to the original footprint.

- 300. In order to conserve the historic character and to ensure the sustainable continued use of serviceable buildings, the Council will support proposals for their reuse.
- 301. The most popular form of reusing rural buildings is for residential conversions; however housing development should be in line with the Council's spatial strategy and developed in the most sustainable locations. National policy states that isolated homes in the countryside should be avoided unless special circumstances apply. A priority of the Local Plan is to promote the sustainability of rural communities and the diversification of the rural economy. It is therefore considered that the reuse of rural buildings for economic or community purposes is the most preferable option.
- 302. Many traditional rural buildings provide habitats for bats, birds and other wildlife. All bats and their roosts are protected under EU legislation and an ecological assessment will be required for all proposals where there is likely to be a bat or roost presence. The details required in a bat survey are set out in the Local Validation Checklist.
- 303. Many disused rural buildings are of traditional design and contribute towards the area's historic landscape. Good design, responsive to local building traditions and landscape character, is essential if converted buildings are to enhance, rather than compromise local sense-of-place. The Council will expect the highest quality designs for conversions of redundant buildings. English Heritage provide a range of publications which offer detailed guidance on how to achieve high quality conversions which respect the buildings' historic significance and are in keeping with the character of Allerdale's countryside.

National Planning Policy	NPPF paragraphs 7, 17, 28, 55, 56, 57, 58, 63, 64
Local Plan Strategic Objectives	SO1e, SO2b, SO2e, SO3e, SO5a, SO5f

Allerdale Council Plan Priorities	1, 2
Sustainable Communities Strategy	-
Evidence Base and other relevant documents and strategies	



### **S32 Safeguarding Amenity**

304. What constitutes amenity is a wide ranging and flexible concept. Some aspects which affect amenity are practical and tangible such as traffic generation, pollution, noise, nuisance and even the way of life of a neighbourhood. Other aspects are less clearly defined, such as expectations of standards of space, provision of facilities and social impacts of development. The Council will seek to ensure that all development achieves a good standard of amenity for all existing and future occupants of land and buildings.

### **S32 Safeguarding Amenity**

Support will be given for proposals which make a positive contribution to the area by maintaining or improving the quality of the environment and amenity.

The development of new housing or other environmentally sensitive development will normally be resisted in locations where there is potential to incur statutory nuisance or poor standards of residential amenity by virtue of impacts such as air pollution, noise, smell, dust, vibration, light or other pollution.

Proposals will not be supported where they would:

- a. Result in pollution or hazards which prejudice the health and safety of communities and their environments, including nature conservation interests and the water environment which cannot be overcome by appropriate mitigation measures;
- b. Result in a detrimental effect on the local area in terms of visual amenity, distinctive character or environmental quality;
- c. Generate severe highway infrastructure or network problems in relation to access, road safety, traffic flow or car parking;
- d. Have an unacceptable effect on residential amenity and surrounding land uses in terms of loss of privacy as a result of overlooking, or increased sense of enclosure as a result of overbearing development or a loss of sunlight/daylight received by the property as a result of overshadowing;
- e. Cause significant adverse environmental impact in relation to landscape, biodiversity or geodiversity, cause pollution to the water environment or cause deterioration of the Water Framework Directive Classification Status;
- f. Unduly prejudice the satisfactory development or operation of adjoining land and/or the development of the surrounding area as a whole.

305. This policy aims to ensure that new developments do not harm the safety or amenity of existing and future residents or the natural environment. This includes minimising air, noise, light, water quality or odour pollution, that would be harmful to other land uses, human health, tranquillity or the natural and built environment. National policy

states that Councils should aim to avoid and mitigate the impacts of potential pollution associated with development.

306. The Plan Area contains a number of installations and forms of infrastructure that give rise to various forms of pollution and which involve the use of hazardous substances. Where a proposed development is near to a site of major chemical hazard the Council has a duty to refer the application to the Health and Safety Executive (HSE) who may advise against approval.
307. Not all proposals involving the introduction or increase in the use of hazardous substances on a site will require planning permission. Where they do, the Council will, in consultation with the HSE and other appropriate bodies, seek to ensure that any risk to the safety of the public is minimal. Similar considerations are also relevant when development is proposed in close proximity to hazardous installations. Where such proposals would entail a significant increase in the risk to public safety they will be resisted. Furthermore, proposals may be resisted where the nature of development will incur the creation of a HSE safety protection zone, such as PADHI, which may prejudice the potential future or allocated development nearby.
308. Both national and local policies for town centre development encourage a broad mix of uses within existing centres to promote vitality and viability. However, some town centre uses such as pubs, clubs, restaurants and hot food takeaways have the potential to adversely impact upon the residential amenity of those living nearby. This is particularly relevant within the Plan Area as the majority of town centres have historic street patterns and therefore a high concentration of residential properties within the town centre boundaries. The Council will seek to ensure that an appropriate balance is achieved between town centre viability and residential amenity. Developments with the potential to create noise, odour, litter or any other nuisance will be resisted in close proximity to residential properties where the impacts cannot be successfully mitigated.
309. The Council will enter discussions with developers to guide potential nuisance creating proposals to less sensitive areas wherever possible. Development which, either on its own or cumulatively, would result in noise, odour or light pollution, would harm environmental quality or would pose a risk to health and safety, which cannot be mitigated to an acceptable level, will be resisted.

National Planning Policy	NPPF paragraphs 7, 69, 110, 111, 120 to 125
Local Plan Strategic Objectives	SO1b, SO1e, SO1g, SO5a, SO5c, SO5d, SO5e, SO5f, SO6d
Allerdale Council Plan Priorities	2, 3

Sustainable Communities Strategy	-
Evidence Base and other relevant documents and strategies	

## Natural Environment

### S33 Landscape

310. Allerdale has a distinctive and diverse landscape covering an area that incorporates the Solway Coast Area Of Natural Beauty (AONB) in the north west, and the Lake District fells in the east. As well as the nationally protected AONB, the wider Plan Area has large tracts of unspoilt countryside that are both highly scenic and vulnerable and require protection from development pressures. These include the coastal plain areas outside of the AONB, the lowland fells and river corridors on the fringe of the Lake District. The character and beauty of the landscape significantly improves the quality of life of residents, and has major social and health benefits. It is also a major attraction for those wishing to visit, or locate to the area, thereby performing an important role for the local economy.

### S33 Landscape

The landscape character and local distinctiveness of the Plan Area shall be protected, conserved and, wherever possible, enhanced.

An assessment of the impact on the landscape character will be required for all major residential, commercial and industrial developments and may also be required for any other development which the Council considers may impact upon the landscape, particularly within sensitive or protected areas.

Cumbria Landscape Character Assessment Toolkit (or successor documents) will be used to inform the detailed assessment of individual proposals.

Proposals for development should be compatible with the distinctive characteristics and features of Cumbria's landscape types and sub types.

Proposals will be assessed in relation to:

- a) locally distinctive natural or built features,
- b) visual intrusion or impact,
- c) scale in relation to the landscape and features,
- d) the character of the built environment,
- e) public access and community value of the landscape,
- f) historic patterns and attributes,
- g) biodiversity features, ecological networks and semi-natural habitats, and
- h) openness, remoteness and tranquillity.

The Council will support proposals that involve the removal or a reduction in the impact of existing structures and land uses that are detrimental to the visual quality of the landscape.

311. This policy supports the Strategic Objectives, setting out the Council's approach to the protection and enhancement of the distinctive and sensitive landscapes within the Plan Area.
312. The Plan Area contains a diverse range of landscape types, all of which are valued for their intrinsic character and beauty. Many areas of the Plan Area are protected by national designations such as the AONB as well as serving as habitats and wildlife corridors which are also protected by international, national and local designations such as the Natura 2000, SSSIs and County Wildlife sites. Proposals for development which may impact upon the landscape will be judged against the policy criteria and decisions will be informed by the Cumbria Landscape Character Assessment toolkit, having regard for the designated status of the landscape and its contribution to the wider ecological network. All major applications will be expected to provide a landscape assessment, proportionate to the scale and expected impact of the development in relation to the surrounding character and context.
313. It is the Council's intention to produce further guidance on landscape character at a district level in order to inform decision making through the development management process.
314. The requirement for an application to be accompanied by Landscape Character Assessments will be determined by the Council and set out in the Local Validation Checklist.

National Planning Policy	NPPF paragraphs 7, 17, 96, 97, 113 to 120
Local Plan Strategic Objectives	SO1b, SO5a, SO5d, SO5f, SO6a, SO6b, SO6c, SO6e
Allerdale Council Plan Priorities	2, 4
Sustainable Communities Strategy	6.2, 6.3, 6.4
Evidence Base and other relevant documents and strategies	Allerdale Green Infrastructure Study (2011), Cumbria Landscape Character Assessment, Solway AONB Management Plan 2009 - 2014, Solway Coast AONB Landscape and Seascape Assessment

**S34 Development in the Solway Coast Area of Outstanding Natural Beauty**

315. A significant area of coastal land in the north west of the Plan Area is within the Solway Coast Area of Outstanding Natural Beauty, designated as nationally important because of its landscape quality. The Council, with partners, have adopted a Management Plan to secure the ongoing conservation and enhancement of the area whilst providing a vision for the future role of the AONB and a guide for appropriate development.

**S34 Development in the Solway Coast Area of Outstanding Natural Beauty**

All development within the Solway Coast Area of Outstanding Natural Beauty must conserve and/or enhance the distinctive landscape character, quality and heritage of the area.

When considering proposals for development within the AONB, the Council will ensure that development is in accordance with the aims and objectives of the Solway Coast AONB Management Plan.

Proposals both within or adjoining the AONB will be expected to have regard to the Solway Coast AONB Landscape and Seascape Character Assessment and ensure;

- a) The scale, siting or design of proposed development is appropriate to the landscape setting;
- b) Existing landscape features are incorporated in a way which preserves or enhances the character of the area and mitigates the effects of development.

Planning permission for major developments within the AONB will be considered in accordance with national policy and will be resisted except where exceptional circumstances can be demonstrated.

316. This policy supports Strategic Objectives, setting out the Councils intention to provide the highest level of protection to the nationally designated landscape of the Solway Coast AONB.
317. The Council wishes to promote the AONB as an area to be enjoyed by both residents and visitors. Easy access to the coast and countryside for walking and cycling is beneficial to the local population to promote healthy lifestyles, and to the local economy in attracting visitors and tourism expenditure. The AONB contains highly sensitive landscapes, an abundance of international, national and locally important wildlife species and habitats and important heritage assets (including

Hadrian's Wall World Heritage Site), which are vulnerable to harm from even small scale development and visitor pressures.

318. This policy sets out the Local Plan's priority of conserving and enhancing the AONB whilst allowing development where it meet these goals. Development for tourist accommodation and facilities will be encouraged towards the Key and Local Service Centres of Silloth, Aspatria and Allonby, wherever possible, to help relieve pressure upon the sensitive areas of the AONB.

National Planning Policy	NPPF paragraphs 7, 17, 96, 97, 113 to 120
Local Plan Strategic Objectives	SO1b, SO3e, SO3h, SO4d, SO5a, SO5f, SO6a, SO6, SO6c, SO6e
Allerdale Council Plan Priorities	2,4
Sustainable Communities Strategy	6.2
Evidence Base and other relevant documents and strategies	Allerdale Green Infrastructure Study (2011), Cumbria Landscape Character Assessment, Solway AONB Management Plan 2009 - 2014, Solway Coast AONB Landscape and Seascape Character Assessment, Cumbria Tourism: Cumbria Destination Management Plan, Hadrian's Wall Management Plan 2008 - 2014

### **S35 Protecting and Enhancing Biodiversity and Geodiversity**

319. Allerdale has an abundance of biodiversity and geodiversity assets. There are a number of internationally protected areas under EU Habitats and Birds Directives, collectively known as Natura 2000 sites, as well as many areas of national and county importance. A key priority of the Local Plan is to promote sustainable development whilst conserving and enhancing biodiversity and geodiversity.

### **S35 Protecting and Enhancing Biodiversity and Geodiversity**

Conditions for biodiversity will be maintained and improved and important geodiversity assets will be protected. Nationally and internationally protected sites and species will be afforded the highest level of protection. A high priority is also given to the protection of locally identified biodiversity or ecologically valuable assets. The Council will seek positive improvements to the quality of the natural environment through sustainable development resulting in net gains for biodiversity across the Plan Area.

Developments, projects and activities will be expected to:

- a) Protect and enhance key ecological habitats and wildlife corridors and stepping stones including watercourses and wetlands;
- b) Maintain, and where appropriate enhance, conditions for priority habitats and species identified in the Cumbria and UK Biodiversity Action Plan Priority Species and habitats or the Cumbria Biodiversity Data Centre at Tullie House;
- c) Maintain and where appropriate enhance recognised geodiversity assets identified in the Local Geodiversity Action Plan for Cumbria;
- d) Protect soil and water resources in line with Policy S36;
- e) Contribute to Allerdale's green infrastructure network in line with Policy S24;
- f) Protect existing trees, hedgerows and woodland (including ancient trees and hedgerows) that are considered important to the local community, contribute positively to the character of the area and/or are of a nature conservation value.

Development that present significant economic or social benefits for the local community may be permitted where the Council, in consultation with relevant partner organisations are satisfied that any necessary impacts can be mitigated or compensated through appropriate habitat creation, restoration or enhancement on site or elsewhere secured via planning conditions, agreements or obligations. Where a development poses significant harm to an irreplaceable habitat which cannot be mitigated or compensated for, permission will be refused.

320. The sites of biodiversity and geodiversity importance within the Plan Area comprise a hierarchy of international, national, regional and locally important areas.



321. The Solway Firth Marine Site comprising Upper Solway Flats and Marshes SPA/Ramsar sites and, Solway Firth SAC, South Solway Mosses and the River Derwent and River Derwent and Bassenthwaite Lake SAC including the River Derwent corridors are considered to be key sites within the Plan Area, being of international importance and classified as Natura 2000 sites.
322. There are also many nationally, regionally and locally important Sites of Special Scientific Interest (SSSI), Regionally Important Geological and Geomorphological sites (RIGGs) and County Wildlife sites.
323. As well as these officially designated areas, it is important to recognise that valuable natural assets, particularly those related to biodiversity, can be found in both the rural and urban settings across the Plan Area. Vacant previously developed land can provide ideal habitats in which plant and animal wildlife can thrive, especially if left undeveloped and undisturbed. Furthermore, existing features of green infrastructure such as parks, roadside verges and even domestic gardens create a network of biodiversity corridors and stepping stones in which wildlife can both reside in and travel through. Therefore, there is a need to ensure that development within both rural and urban areas does not damage habitats or encroach upon land forming part of the wider network of wildlife habitats. It should be noted that development which falls within 8m of a watercourse designated as a main river requires approval by the Environment Agency.
324. There are significant consequences for the long-term protection and adaptability of biodiversity and the ability of wildlife and habitats to respond to climate change. There is a need to expand and re-connect the existing areas and restore habitats where they have been destroyed. Development proposals should be accompanied by sufficient information to assess the effects of development on protected sites, species, biodiversity or geology, together with any proposed prevention, mitigation or compensation measures. They will need to demonstrate that they will not adversely impact upon nationally and internationally designated sites. The requirement for ecological assessments are set out within the Council's Local Validation Checklist.
325. As part of the Site Allocations process, potential for adverse impacts on Natura 2000 sites will be an important consideration when choosing and prioritising sites for development. The first priority is to avoid development sites with the potential to create adverse impacts on Natura 2000 sites. Such sites will not be selected unless it can be demonstrated at the time of site selection that these impacts can be mitigated using techniques with a demonstrable record of success elsewhere. Development will not be approved where the potential effect(s) on any Natura 2000 site(s) cannot be avoided or successfully mitigated.

326. The Council will work with partners, including Cumbria County Council and the Cumbria Local Nature Partnership, to identify and map components of the local ecological networks, informed by the Cumbria Biodiversity Action Plan and the Cumbria Biodiversity Data Centre. The Council will work with the Cumbria Local Nature Partnership to identify potential Nature Improvement Areas and produce a strategy for the creation, protection, enhancement and management of networks in the area. The Council will also produce a Green Infrastructure SPD to identify deficiencies in the GI network, deliver the creation of new GI assets and ensure the optimum integration between green networks and developments.

National Planning Policy	1, 17, 28, 109 to 125
Local Plan Strategic Objectives	SO1b, SO3h, SO5d, SO5f, SO6a, SO6b, SO6c, SO6e
Allerdale Council Plan Priorities	2, 4
Sustainable Communities Strategy	6.2, 6.3, 6.4
Evidence Base and other relevant documents and strategies	Allerdale Green Infrastructure Study (2011), Local Geodiversity Action Plan, Cumbria Landscape Character Assessment, The Cumbria Biodiversity Action Plan, Solway AONB Management Plan 2009 - 2014, Solway Coast AONB Landscape and Seascape Character Assessment, River Derwent Catchment Flood Management Plan, Shoreline Management Plan 2

### **S36 Air, Water and Soil Quality**

327. Allerdale has relatively low levels of pollution due to the rural nature of the area and, to date, no Air Quality Management Areas have been designated. Air quality in both urban and rural areas is constantly threatened by pollution from human activity. This policy sets out the Councils approach to ensuring that air and water quality are protected and enhanced, and that soil quality is maintained and not eroded.

### **S36 Air, Water and Soil Quality**

The quality of air and water resources within the Plan Area will be protected and opportunities for enhancement will be pursued.

Unless adequate mitigation measures can be secured, development proposals will be resisted that would have a demonstrable direct and/or indirect adverse impact on;

- a) Air quality and/or atmospheric conditions;
- b) The characteristics of surrounding soils and substrata - through either physical (compaction, erosion) or chemical (pollution, contamination);
- c) The chemical composition and quality of waterbodies in the Plan Area;
- d) The Water Framework Directive and the status of the watercourse.

Whilst having regard for the economic and other benefits of the best and most versatile land, where development is considered necessary, the Council will seek to ensure the use of poorer quality land in preference to that of a higher quality.

328. Although pollutants associated with the burning of fossil fuels for domestic and industrial purposes have declined nationally, pollutants and particularly particulates produced mainly by motor vehicles have increased. In Allerdale, traffic congestion in some of the larger settlements combined with atmospheric conditions, can give rise to periodic localised air quality issues.

329. Land quality varies from place to place. The Agricultural Land Classification (ALC) provides a method for assessing the quality of farmland to enable informed choices to be made about its future use and thus helps underpin the principles of sustainable development. The ALC system classifies land into five grades, with Grade 3 subdivided into Subgrades 3a and 3b. The best and most versatile land is categorised as Grades 1, 2 and 3a. This is the land which is most flexible, productive and efficient in response to inputs and which can best deliver crops for food and non food uses. The Council will ensure that the best and most versatile land is safeguarded wherever possible from development.

330. Almost the entire Plan Area is covered by the River Derwent catchment

area, which incorporates four significant river systems (Derwent, Ellen, Wampool and Waver) which drain the northern fells of the Lake District and the Solway Basin into the Irish Sea. These are sensitive water courses with sites of important nature conservation and biodiversity. The quality of bathing water around the coast also has economic implications as the quality and cleanliness, or perceived cleanliness, has direct impacts upon visitor numbers, particularly those wishing to take part in outdoor recreational activities such as kite surfing. The Council will ensure that river and sea water quality continues to meet the standards and objectives set out in the EU Water Framework Directive and North West River Basin Management Plan.

National Planning Policy	1, 17, 109 to 125
Local Plan Strategic Objectives	SO1b, SO1g, SO5d, SO5f, SO6a, SO6b, SO6d, SO6e
Allerdale Council Plan Priorities	-
Sustainable Communities Strategy	6.2, 6.3, 6.4
Evidence Base and other relevant documents and strategies	Solway Area of Outstanding Natural Beauty Management Plan 2009 . 2014, Allerdale Strategic Flood Risk Assessment, River Derwent Catchment Flood Management Plan, Shoreline Management Plan 2

### **S37 Shoreline Management and Coastal Development**

331. The coastline is one of Allerdale's most valuable economic, social, environmental and historic assets. The outstanding scenery, seascapes and harbours attract visitors, the ports are an important source of employment and commerce; the miles of beaches and shores provide free access for local residents to enjoy outdoor recreation and sports and the numerous internationally protected wildlife and habitat designations are an extremely important environmental resource.
332. The potential impacts of climate change, such as coastal flooding, coastal erosion and habitat change affect a diverse range of human economic activities including recreation and tourism, ports and shipping, transport and commerce.

### **S37 Shoreline Management and Coastal Development**

Any proposals for new dwellings or conversion of existing buildings to residential use will not be permitted in the Coastal Change Management Area identified on the Proposals Map.

Proposals for new community facilities, commercial and business uses will only be permitted in the Coastal Change Management Area in circumstances where:

- a) The need for a coastal location can be justified and;
- b) A Coastal Erosion Vulnerability Assessment has been submitted that confirms that there will be no increased risk to life or significant increase in risk to property.

Proposals for new or replacement coastal defence schemes will only be permitted where it can be demonstrated that the works are consistent with the management approach for the frontage presented in the relevant Shoreline Management Plan and there will be no material adverse impact on the environment.

Proposals for the relocation and replacement of community facilities, commercial business uses and dwellings that are under significant threat of collapse due to coastal erosion will be permitted, provided that:

- c) The replacement building[s] is located an appropriate distance inland with regard to the Coastal Change Management Area indicated on the proposals map and other information in the relevant Shoreline Management Plan and, where possible, it is in a location that is close to the coastal community from which it was displaced;
- d) The replacement building[s] is of a comparable size in terms of volume and floorspace to the existing building[s];

- e) The existing site is either cleared and made safe or put to a temporary use beneficial to the local community;
- f) The proposal does not have a detrimental impact upon the landscape, heritage, townscape or biodiversity of the area.

333. The North West England and North Wales Shoreline Management Plan sets out a strategy for managing risks from flooding and coast erosion along the Allerdale coastline. Coastal Change Management Areas are identified on the Proposals Map and are shown in Appendix 5.

334. The southern section, which includes the towns and ports of Workington and Maryport, are key coastal centres and consequently, these areas will be protected into the long term. The Cumbria Coastal Railway runs adjacent to the coastline between Whitehaven and Maryport and therefore the need to provide protection from flooding and erosion along this section will also be necessary. In contrast, the long term plan for the majority of the northern section of the coastline is to allow for a naturally evolving shoreline by enabling sediment to build up on beaches and allow the dunes to evolve unconstrained as a natural defence.

335. This policy sets out the Council's approach to shoreline management and development near the coast. This approach is considered the most appropriate as it will contribute to reducing costly erosion control measures through a system of managed retreat. Effective shoreline management policies will also help to maintain the natural shoreline dynamics and preserve important coastal environments.

336. An Assessment of Likely Significant Effect should be carried out on any developments with potential for impacting directly or indirectly on Natura 2000 sites. Appropriate Assessment will be required for any development with a likely significant effect on Natura 2000 sites. Where proposals have a significant adverse effect on Natura 2000 sites that cannot be made acceptable through mitigation they should not be allowed to go ahead. Where mitigation is proposed, measures should be clearly defined and where appropriate secured by planning obligations.

National Planning Policy	7, 17, 105 to 108
Local Plan Strategic Objectives	SO1b, SO1c, SO3j, SO4g, SO5e, SO5f, SO6a, SO6b, SO6c, SO6d
Allerdale Council Plan Priorities	2
Sustainable Communities Strategy	6.2, 6.3, 6.4
Evidence Base and other relevant documents and	Cumbria Landscape Character Assessment, The Cumbria Biodiversity Action Plan, Solway Area of Outstanding Natural Beauty Management Plan

strategies	2009 . 2014, Allerdale Strategic Flood Risk Assessment, River Derwent Catchment Flood Management Plan, Shoreline Management Plan 2
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## Development Management Policies

### Housing

#### DM1 Housing Renewal and Empty Properties

In areas of housing market failure and where there are empty properties the Council will work closely with partners, including the local community, to identify ways in which the neighbourhoods can be strengthened and returned to prosperity.

In areas of low demand or unsustainable housing, the Council will encourage proposals that involve;

- a) Improvement and refurbishment of existing housing stock;
- b) The delivery of new housing that would improve the social mix of the area;
- c) Environmental improvements, enhancement of public realm, access and open space.

The Council will normally seek to resist the demolition of existing housing stock where possible and will expect the potential for refurbishment and re-use to be fully explored. In cases where the Council is satisfied that refurbishment is economically unviable, unlikely to reverse the market failure or where clearance will enable a wider regeneration project the proposals will be supported.

In considering planning applications for the demolition of residential development, the Council will seek appropriate level of site restoration. Large clearance projects will be expected to demonstrate that suitable alternative use has been secured.

337. The Council recognise that for some areas of Allerdale housing renewal and empty properties are important issues that need to be tackled in order to ensure communities have access to successful places and good quality housing. Bringing empty properties back into use and improving the quality of housing on offer is key to helping achieve sustainable and mixed neighbourhoods and helps provide quality housing for the current and future communities.

National Planning Policy	NPPF paragraph 51
Local Plan Strategic Objectives	SO1g, SO2a, SO2b, SO2c, SO5f
Allerdale Council Plan Priorities	1, 2
Sustainable Communities Strategy	6.3



Evidence Base and other relevant documents and strategies	Allerdale Strategic Housing Assessments (2011), BS 6187 - British Standard Code of Practice for Demolition, Allerdale Housing Strategy - 2012 - 2015
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## **DM2 Rural Workers Dwellings**

Proposals for the construction of rural workers dwellings outside defined settlement will be supported provided it can be demonstrated that there is an essential need for a rural worker to live permanently at, or near to their place of work.

New permanent dwellings in the countryside for rural workers will only be permitted where the business unit is established and has been profitable and economically viable for at least three years and;

- a) There are no other dwellings or buildings locally which could be re-used to fulfil the need;
- b) Where a need has been identified, a rural workers dwelling, should be of a size, cost and construction commensurate with the established functional requirement.

For newly-established rural enterprises the Council may consider the stationing of a caravan or other form of temporary accommodation on the site for a limited period of time to allow the viability of the holding or enterprise to be proven over a three year period. In such cases a robust business plan will be required in addition to fulfilling the criteria set out above.

Dwellings permitted under this policy will be subject to an occupancy condition limiting occupancy to; a person solely, mainly or last working in the original qualifying business enterprise, a surviving spouse or partner of such a person, or any resident dependants.

Proposals for the removal of occupancy conditions would only be permitted if the applicant can demonstrate that long term need for a Rural Workers Dwelling has ceased, and the Council is satisfied that the dwelling has been sufficiently marketed.

Where the removal of occupancy condition has been justified, the Council may require it to be replaced by an alternative condition to enable the dwelling to meet an identified local affordable need.

338. The spatial strategy S3 directs development to defined settlements across the Plan Area, and seeks to avoid isolated new homes unless there are special circumstances. One such exception is for the essential need for a rural worker, such as those employed in agriculture, forestry or other land based industries to live permanently at, or near their place of work in the countryside.
339. Restrictions on the removal of occupancy conditions on rural workers dwellings are used to restrict residential developments that otherwise would not have been acceptable in the rural locations. If it can be satisfactorily evidenced that there is no long-term need for the dwelling for the purposes for which it was originally permitted then occupancy conditions can be removed and in the first instance offered to meet an

identified local affordable need. This reflects the significant affordable housing shortage that is especially evident in some rural areas.

National Planning Policy	NPPF paragraph 50, 55
Local Plan Strategic Objectives	SO2a, SO2b, SO2c
Allerdale Council Plan Priorities	1, 2
Sustainable Communities Strategy	6.1
Evidence Base and other relevant documents and strategies	

## Economy

### **DM3 Protection of Employment Sites**

Proposals for redevelopment or to de-allocate existing employment sites or land, to an alternative use may be granted where the applicant has demonstrated to the satisfaction of the Council that;

- a) All or part of the site does not, and could not be reasonably be upgraded to meet the current or long term needs of modern business;
- b) The loss of the site would not significantly impact upon the long term supply of the Plan Area employment land in terms of quality and quantity;
- c) It would not undermine the spatial strategy of the local plan.

In circumstances where land is released from employment use, the Council will give due regard to market signals and give preference to the following in sequence:

- d) A mix of employment and non-employment uses excluding residential; such as schemes that incorporate social infrastructure including compatible D1 uses such as education and training facilities, day centres, clinics and health centres;
- e) A mix of uses which provide employment opportunities will be preferred to single-use residential development. In the lower tier of the settlement hierarchy live/work units will be supported;
- f) Proposals for change to single-use residential use will only be considered where it can be demonstrated that criteria d) and e) has been satisfied, and;
- g) Only on sites within settlements that accord with the spatial strategy and are defined in the Settlement Hierarchy ; and
- h) Where applicants have considered the local housing allocation and provide robust evidence that there are no suitable alternatives for the proposal.

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

- 340. It is important to retain a good mix of employment sites that make a contribution to existing and future employment. Many of the higher quality and local sites are subject to development pressure for conversion to other uses such as residential and retail.
- 341. Policy DM3 protects existing and allocated employment sites against non-employment uses to help ensure that there is a sufficient supply of

employment land to meet the areas economic development requirements over the plan period.

342. Evidence from the Employment Land and Premises Study (2009) and the Employment Update (2012) suggests that Allerdale has an excess of employment sites and, while much of the land remains suitable for modern business, there are other areas where a more appropriate land use may be preferable. It is important to retain employment sites that currently make a contribution to local employment, as well as retaining important or valuable sites for future employment uses. Consideration of the supply of employment sites, including de-allocation will be undertaken in a consistent manner in the Site Allocation DPD.
343. This policy provides positive guidance as to what would be acceptable and what would not, setting out a general presumption against alternative uses on these sites. If there is sufficient evidence that justifies the development of employment sites for alternative uses, the policy provides a sequential approach for consideration of mixed uses which offer greater potential benefits to the community in meeting local business and employment needs. Single uses are only considered thereafter, if robust evidence demonstrates that mixed uses are not possible. And in all cases the proposed use of the site must be compatible with neighbouring land uses, including business and industrial activity that remains in the vicinity.

National Planning Policy	NPPF paragraphs 18, 19, 22
Local Plan Strategic Objectives	SO1c, SO1g, SO3d, SO4a.
Allerdale Council Plan Priorities	2
Sustainable Communities Strategy	6.1
Evidence Base and other relevant documents and strategies	West Cumbria Employment Land and Premises Review (2009), Employment Land Review Update (2011), West Cumbria Economic Blueprint: Realising the Potential of Britain's Energy Coast (2012).

#### DM4 Expansion and Intensification of Employment Sites

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

- a) The scale of the development will not cause a significant adverse effect on; transport, housing, provision of services, neighbouring uses, or the conservation of the environment, Natura 2000 sites, or historic assets; and
- b) There will not be material harm to the amenity of local residents; and
- c) Effective measures have been agreed to address increased traffic movements such as encouraging modal shift; and
- d) The proposal accords with the other relevant Local Plan policies.

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

344. Providing support for existing and future businesses is crucial to securing the long-term growth and resilience of the local economy. Supporting the continued growth and success of existing businesses is a key aim of the plan. This includes the expansion and intensification of activities on, or adjoining existing sites. In supporting such development, there is a need to give clear guidance as to how the Council will assess such development.

345. This Policy supports delivery of S12 and encourages expansion and intensification of existing employment sites providing that there are no unacceptable impacts. It sets out proactive policy framework to ensure that businesses are encouraged to grow and are able to adapt to challenges and opportunities they may face over the future.

National Planning Policy	NPPF paragraphs 18 to 21
Local Plan Strategic Objectives	SO1d, SO1g, SO3a, SO3d
Allerdale Council Plan Priorities	2
Sustainable Communities Strategy	6.1
Evidence Base and other relevant documents and strategies	West Cumbria Employment Land and Premises Review (2009), Employment Land Review Update (2011), West Cumbria Economic Blueprint: Realising the Potential of Britain's Energy Coast (2012)

### **DM5 Farm Diversification**

Proposals for the diversification of farm and other land-based enterprises will be permitted where:

- a) The character, scale and nature of the proposal can be satisfactorily integrated into the rural landscape;
- b) There is not a significant adverse effect on amenity, biodiversity and geodiversity or Natura 2000 sites;
- c) The development conserves and enhances the historic environment and historic assets;
- d) The proposal forms part of a comprehensive diversification scheme and is operated as part of a sustainable farm or appropriate land-based enterprise and will contribute to making the existing business viable;
- e) The proposal will not undermine viability of services within the settlement or retail hierarchy;
- f) The proposal should make use of existing buildings wherever possible and where new or replacement buildings are required, the development is in scale with the surroundings and well related to any existing buildings on the site;
- g) Effective measures have been agreed to address increased traffic movements.

Development should be of appropriate design, scale and appearance and should not be detrimental to the rural character of the area in terms of visual impact, traffic and other activity generated or other impacts.

346. The agricultural sector remains an important part of Allerdale's economy, in particular, in the rural north of the Plan Area. The Council seeks to support the ongoing viability of agricultural and other land based enterprises because of the benefits to the sustainability of the rural area.
347. Farm diversification may involve various type of enterprise, including the introduction of different methods of agricultural production, the use of new crops, adding value to farm products, tourism, recreation, farm shops and leasing land or buildings to non-agricultural businesses.
348. By encouraging economic and agricultural diversification, it is important that the countryside is not damaged by unrestrained and inappropriate development. Therefore, diversification proposals should be of a scale and nature appropriate to the location and be capable of satisfactory integration into the rural landscape. Such proposals should seek to re-use existing buildings wherever possible and have regard to the amenity and impacts on neighbouring uses.
349. Proposals for diversification must be accompanied by a comprehensive farm diversification plan, which indicates how new uses will assist in retaining the viability of the farm and the agricultural enterprise, and

how it complements other short or long term business plans for the farm.

National Planning Policy	NPPF paragraphs 18, 19, 28
Local Plan Strategic Objectives	SO1d, SO3e, SO3h
Allerdale Council Plan Priorities	2
Sustainable Communities Strategy	6.1
Evidence Base and other relevant documents and strategies	



### **DM6 Equestrian and Agricultural Buildings**

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

- a) New development is, where possible, closely related to existing farm buildings or other groups of buildings, and where this is not possible, development is designed and sited to minimise impact on the landscape setting;
- b) Buildings respect and enhance the rural character of the local area in terms of design, scale, siting, external appearance and construction materials;
- c) It can be demonstrated that there is not a significant adverse effect on:
  - i. Local amenity (light, air quality/emissions, noise, odour, water pollution);
  - ii. Landscape and visual qualities such as the character and sensitivity of the surrounding landscape;
  - iii. Nature conservation features, biodiversity and geodiversity, such as Natura 2000 sites, protected habitats and species, sites of international and national nature conservation value, including features outside the sites boundaries that may be affected by the proposal and the activities that result;
  - iv. Historic assets.
- d) The proposal includes appropriate measures for the disposal of manure and waste; and
- e) Proposals for larger scale private or commercial equestrian enterprises or agricultural businesses should;
  - i) be well related to the primary road network; and
  - ii) not compromise highway safety or the free flow of traffic; and
  - iii) provide an adequate level of off road facilities to allow operation of the business.

350. Equestrian and agricultural developments often require a countryside location; however, new buildings can either individually or cumulatively have an adverse impact on the rural character and environmental quality of the area. Stable blocks, equine facilities and agricultural buildings on open undeveloped land can appear isolated and intrusive and once established can lead to intensification of uses on the site.

351. Equestrian activities have the potential to cause damage beyond their site boundaries through activities such as trekking and hacking. Therefore, proposals for equestrian development will be assessed on the impact of development and subsequent use on surrounding habitats and species, in addition to assessing those within site boundaries.

352. This policy aims to provide a positive planning framework for sustainable development that supports traditional land-based activities

and seeks to maximise opportunities for new leisure and recreational activity that can require a countryside location. Where new buildings are justified they should be located where they are not damaging to the character and appearance of the countryside, and do not form prominent elements of the landscape. Proposals should ensure the amenities of local communities are protected and any specific impacts of this type of development are minimal.

National Planning Policy	NPPF paragraphs 18, 19, 28
Local Plan Strategic Objectives	SO1d, SO3e, SO3h
Allerdale Council Plan Priorities	2
Sustainable Communities Strategy	6.1
Evidence Base and other relevant documents and strategies	

## **DM7 Town Centre Development**

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

Uses that support the evening economy within town centres will be supported where proposals will not have an adverse effect on the amenity of nearby uses, and surrounding residential areas. When assessing proposals which may have a potentially harmful affect on local amenity (such as restaurants, cafes, betting shops, amusement centres, casinos, nightclubs, drinking establishments and hot food takeaways) the Council may impose conditions to control:

- a) The hours of opening;
- b) The effectiveness of measures to mitigate odour, noise and litter nuisance from the premises.

Proposals for improvement and replacement of shop fronts will be supported where the design is consistent with the materials and form of the existing building (s) of which it would form part and takes account of any predominant architectural style and materials in the surrounding area. Any new shop front should have an appropriately scaled and detailed framework consisting of fascia, projecting columns and stall-riser. Proposals incorporating external roller shutters and/or grilles will not be supported.

353. This policy supports Policy S16 and sets out more detailed guidance on appropriate development within defined town centres.

354. The Council will support improvements to the town centre environment by promoting high quality, well connected and inclusive design for all development, including public and private buildings and areas of public realm and open space. New retail developments should be designed to ensure that they are integrated well with the surrounding town centre, are not inwardly facing or self contained and provide convenient linkages for pedestrians to access other areas of the town centre. Green infrastructure in the form of trees, parks, and amenity open spaces significantly improve the aesthetic and functional attractiveness of a town centre, as well as providing valuable habitats and stepping stones for wildlife. The Council will seek to enhance and protect the green spaces within town centres.

355. Well designed shopfronts and buildings not only have a positive impact upon the character of a town centre, but also upon safety and perceptions of safety. Well lit, occupied and overlooked streets provide natural surveillance and reduce the fear of crime. The use of external shopfront shutters will be resisted as they have a negative impact upon the streetscene, are susceptible to graffiti and do not reflect light as

windows do. Developers will be encouraged to use internal shutters wherever possible as these do not mask the external appearance of the frontage, are not vulnerable to vandalism and benefit from permitted development.

356. The Council will promote not only a broad mix of uses, but also a good balance between national retailers and small local traders to offer a diverse shopping experience and avoid an over saturation of similar national brands. The Council will ensure that proposals for medium or large scale retail redevelopments within town centres will provide a mix of retail floorspace including small units which will be suitable for local independent traders.
357. Uses which keep the town centre active and vibrant in the evening as well as through the day time, such as restaurants, bars, cinemas and theatres will be actively encouraged. A successful evening economy not only improves the image of the area to visitors as an attractive destination, but improves the quality of life for residents. Evening uses can significantly improve the vitality and viability of the town centre but they can also have detrimental impacts upon nearby residents due to noise, odour, litter and anti-social behaviour, if not properly managed. The Council will seek to ensure an appropriate balance is achieved between town centre viability and residential amenity and proposals for which unacceptable impacts cannot be appropriately mitigated, either through the proposal itself or by conditions, will be resisted in accordance with Policy S32.

National Planning Policy	NPPF paragraphs 7, 23 to 27
Local Plan Strategic Objectives	SO1c, SO1d, SO3i, SO4d, SO5a, SO5c, SO5d, SO5f
Allerdale Council Plan Priorities	2, 3, 4
Sustainable Communities Strategy	6.1, 6.2, 6.3, 6.4
Evidence Base and other relevant documents and strategies	West Cumbria Retail Review (2009), Retail Assessment Addendum Report (2012), Allerdale Town Centre Health Checks (2011), Allerdale Town Centre Reviews (2012)

## DM8 Protecting Town Centre Vitality and Viability

### Sequential Approach

Proposals for main town centre uses will be approved within the town centre boundaries as defined within the Proposals Map and Appendix 4. Applications for these uses, or extensions of existing uses (extensions over 200sqm) outside of the defined centres will be refused where the applicant has not demonstrated compliance with the sequential approach to site selection as set out in national policy.

### Impact Assessments

Further to complying with the sequential approach, an impact assessment may be required for certain proposals outside of a defined town centre to assess the full extent of potential adverse impacts upon the existing town centre.

Proposals for retail, leisure or office development above the thresholds shown in the table below will require an impact assessment.

<b>Town</b>	<b>Threshold</b>
Workington	500sqm
Maryport	300sqm
Cockermouth	300sqm
Wigton	300sqm
Maryport	300sqm
Cockermouth	300sqm
Aspatria	100sqm
Silloth	100sqm

### **Figure 13 Impact Test Threshold by Settlement**

Proposals for retail, leisure and office development up to and including the above thresholds will generally be regarded as being of a scale that would not result in significant adverse impacts.

Where Impact Assessments present evidence of significant adverse impacts on an existing town centre, development will be refused.

### Out of Centre Exceptions

Proposals for small scale retail, leisure or office development within rural villages or neighbourhood parades will not normally be required to apply the sequential approach where they are contributing to the sustainability of a rural or small community.

Proposals for specialist forms of retail development may be acceptable in circumstances where it can be clearly demonstrated that the nature of the business requires an out-of-centre location. Applicants will still be required to demonstrate that the proposal uses the most sequentially preferable site available.

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

Where planning permission is granted for any out-of-centre development, conditions may be used to:

- a) Prevent amalgamation of small units to create large out-of-centre units;
- b) Limit internal alterations by specifying the maximum floorspace permitted;
- c) Control the type of goods sold.

358. National policy recognises that town centres are at the heart of sustainable communities and clearly states that they should be the preferred location for retail, leisure and other town centre uses. The vitality and viability of town centres is also a key priority for the Council. Development of town centres uses will therefore be expected to be located within the boundaries of defined town centres in accordance with the approaches set out in this policy.
359. This policy supports S16 and provides further details as to the measures required to ensure the vitality and viability of town centres.
360. A key Government and Council objective is to promote and protect the vitality and viability of town centres and to deliver strong high streets. To achieve this aim national policy sets out the requirement for a sequential approach to town centre uses which are proposed outside of existing centres.
361. The Council will require that main town centre uses are located in existing town centres, then in edge of centre locations. Only if suitable sites are not available will out-of-centre sites be considered. When considering edge-of-centre and out-of-centre proposals, preference will be given to accessible sites that are well connected to the town centre and public transport links. The Council will require applicants to demonstrate flexibility in relation to issues such as format and scale.
362. Further to the sequential approach for site selection, national policy requires that certain proposals for retail, leisure or office developments outside of town centres may also require an impact assessment. The purpose of an impact assessment is to measure and, where possible, quantify the potential negative impacts of development on existing town centre vitality and viability, such as reduction in footfall, or increased vacancies.

363. National policy sets as default threshold of 2,500sqm, however it also supports proportionate, locally set thresholds where appropriate. Given the largely rural nature of the Plan Area and the small size of its centres, it is considered that developments of a much smaller scale than the national default could have a detrimental impact upon town centre vitality and viability and that locally set thresholds are appropriate.
364. In order to inform the provision of locally appropriate floorspace thresholds, analysis of the typical scale of floorspace and development proposal within each of the centres has been carried out. The details of this analysis, methodology and justification are set out in the Town Centre Reviews (2012).
365. The requirement for sequential and impact tests does not apply to small scale proposals in rural and local communities where the development would contribute to the ongoing sustainability of the settlement and provide a service that meets peoples day to day needs. The Council will encourage the provision of such proposals in accordance with Policy S26.
366. The Council also recognises that, by their nature, not all retail operations are suited to town centre locations. Proposals for stores selling bulky goods such as DIY, furniture, carpets and domestic appliances may be better located outside of town centres where they are less likely to cause traffic problems and where customers will realistically expect to use private vehicles to collect goods directly from the shop. This is particularly relevant given the rural nature of the Plan Area where retailers of agricultural equipment and supplies may struggle to locate within an existing town. Operators will still be required to seek the most sequentially preferable sites or locate where there are existing clusters of similar types of operation to improve sustainability and the likelihood of linked trips.
367. Some forms of specialist retailing may also be acceptable where they are located purely to provide an ancillary service to an existing or planned use, for example a chandler at a harbour, or a small food vendor on a fully established employment site. The scale of such proposals will be limited to 50sqm to ensure that the stores do not attract custom away from town centres.

National Planning Policy	NPPF paragraphs 7, 23 to 27
Local Plan Strategic Objectives	SO1c, SO1d, SO3i, SO4d, SO5a, SO5c, SO5d, SO5f
Allerdale Council Plan Priorities	2, 3
Sustainable	6.1, 6.2, 6.3, 6.4

Communities Strategy	
Evidence Base and other relevant documents and strategies	West Cumbria Retail Review (2009). Retail Assessment Addendum Report (2012), Allerdale Town Centre Health Checks (2011), Allerdale Town Centre Reviews (2012)



## **DM9 Town Centre Frontages**

### Primary Frontages

Primary frontages are defined where retail development is concentrated. These are designated, where considered appropriate, to manage the different town centre uses and protect areas of the centre where the singular or cumulative loss of retail may be considered to have a detrimental impact upon vitality and viability. Applications for uses not defined as main town centre uses on the ground floor will be refused.

Where primary frontages have been defined, applications for change of use from retail (A1 Use Class) to a non retail (main town centre uses excluding A1 Use Class) will be determined on a case by case basis after assessing the proposal in relation to existing non-retail uses in the area. Applications which, either singularly or cumulatively, result in an over concentration or coalescence of non-retail uses on a single street parade will be refused.

### Secondary Frontages

Where Secondary Frontages have been defined, applications for change of use will be determined on a case by case basis after assessing the proposal in the context of the existing uses in the street parade. Applications for uses not defined as main town centre uses at ground floor level will be refused.

Applications which, either singularly or cumulatively, result in an over concentration or coalescence of units within Use Classes A5 or B1 will also be refused.

For both primary and secondary frontages, in order to guide decisions relating to actual numbers that constitute over concentration and/or coalescence and the impact resulting from this, the following criteria will be taken into account:

- a) The location and prominence of the premises within the frontage;
- b) The floorspace and length of frontage of the premises;
- c) The number, distribution and proximity:-
- d) For primary: to other non-A1 use class premises (or with consent for such use) within the frontage in question and throughout the town centre;
- e) For secondary: to other main town centre uses within the frontage and throughout the town centre.
- f) The character and nature of the use proposed, including the level of pedestrian activity associated with it;
- g) The level of vacancies; and
- h) Whether the proposed use would give rise to noise, smell or other environmental problems.

368. The designation of primary and secondary frontages within town centres allow the Council to protect the core function of certain areas by controlling the uses (including changes) allowed. Primary and

secondary retail frontages are defined on the Proposals Map and can be found in Appendix 4.

369. Primary frontages have been designated where it is considered that the predominance of retail businesses should be protected to ensure a vibrant shopping core within the town centre. National policy states that LPAs must define the extent of the primary shopping area in their adopted proposals map distinguishing between primary and secondary frontages and must set policies that make clear which uses will be permitted in the different locations.
370. The primary retail and secondary frontage boundaries have been based upon up to date evidence and surveys, which suggest the designation of boundaries accordingly.
371. Secondary frontages provide greater opportunity for diversity of town centre uses by managing the existing uses within the parade, the loss of ground floor uses and an overconcentration of certain uses which may have a detrimental impact upon town centre amenity or vitality and viability.
372. This policy approach provides an open framework to reflect the different circumstances between and within each centre, and supports decision making on a case-by-case basis, allowing for flexibility and responsiveness to change within the centres. This approach will allow the Council to determine proposals for change of use of businesses based upon up-to-date data and surveys taken at time of the application.

National Planning Policy	NPPF paragraphs 7, 23 to 27
Local Plan Strategic Objectives	SO1c, SO1d, SO3i, SO4d, SO5a, SO5c, SO5d, SO5f
Allerdale Council Plan Priorities	2, 3
Sustainable Communities Strategy	6.1, 6.2, 6.3, 6.4
Evidence Base and other relevant documents and strategies	Town Centre Health Checks 2011, Allerdale Town Centre Reviews (2012)

## Built and Historic Environment

### DM10 Improvements to the Public Realm

The Council will seek to secure ongoing improvements to the visual, functional and inclusive quality of the public realm across the Plan Area.

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

- a) Contribute positively and respect the local character and context of the site, the area and its wider surroundings.
- b) Demonstrate an integrated and unifying theme through the use of complementary surfacing and hard landscaping materials;
- c) Incorporate tree planting and green infrastructure, wherever possible;
- d) Ensure that art installations and street furniture do not clutter or obstruct pedestrian thoroughfares or cause a hazard to people with a visual and/or mobility impairment;
- e) Take account of safety and security issues and seek to provide appropriate levels of visibility and lighting;
- f) Avoid light spillage or glare which would cause a hazard to road traffic or a nuisance to neighbours.

In the case of proposals affecting designated or non-designated heritage assets the Council will expect, in addition to compliance with above criteria, the use of materials and street furniture that preserve and enhance the special character of the area and/or building.

373. Public realm is defined as the public spaces between private buildings; it plays an integral role in how a community functions and interacts with its surroundings and forms an important part of creating places of high quality design which promote local distinction and character. Good public realm promotes inclusiveness, pride in the community, a sense of shared ownership and maximises the value of heritage and environment assets.

374. These spaces will usually be accessible to the public via pavements, streets, squares, adopted highways, public rights of way, civic spaces, parks, housing estates, schools etc. Public realm also includes privately owned and managed spaces which are used by the public such as shopping courts, large employment amenity spaces, access frontages to public transport and car parks, etc. Areas of public realm should form part of a unified development scheme considered as a whole which improve connections between people and places. It is important that public realm responds positively to the distinctive qualities of the location and where possible incorporates existing features of interest such as trees, becks and streams as set out in Policy DM14. Developments should have regard for good standards

guidance such as Buildings of Life 12 (CABE . Design Council) and Manual for Streets.

375. The Council may also require developers to enter into planning obligations to ensure that public realm features are maintained in the future to ensure continuity of use in accordance with Policy S21.

National Planning Policy	7, 17, 56 . 58, 60 . 68, 69, 75, 114
Local Plan Strategic Objectives	SO1c, SO1d, SO3i, SO4d, SO5a, SO5c, SO5d, SO5f, SO6e
Allerdale Council Plan Priorities	2, 3, 4
Sustainable Communities Strategy	6.3
Evidence Base and other relevant documents and strategies	

### DM11 Advertisements

The Council will grant express permission for well designed and appropriately located advertisements.

Proposals for advertisements of inappropriate design, size, colour, materials or illumination, where they are considered to have a detrimental impact, either individually or cumulatively, on amenity, character or public safety will not be permitted.

Proposals for internally illuminated signs within protected landscapes, Conservation Areas or on Listed Buildings will be strongly resisted.

376. Advertisements are important to commercial areas, being both informative and a valuable instrument to attract customers, however in sensitive areas such as conservation areas, the coast, countryside or on listed buildings they can have a detrimental impact upon architectural integrity, local character or visual amenity.
377. Allerdale Local Plan Area has a number of historic settlements where poorly designed or placed advertisements may have a detrimental impact upon heritage assets and the Council may therefore consider the use of Areas of Special Control Orders where it is felt that an area requires specific protection. A Supplementary Planning Document will be produced to inform and guide businesses on good design issues relating to advertisements.

National Planning Policy	7, 17, 67, 68
Local Plan Strategic Objectives	SO1c, SO1d, SO3i, SO4d, SO5a, SO5c, SO5d, SO5f
Allerdale Council Plan Priorities	2, 3
Sustainable Communities Strategy	6.3
Evidence Base and other relevant documents and strategies	

## DM12 Sustainable Construction

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

- a) Minimise the amount of surface water run off by incorporating measures such as Sustainable Urban Drainage systems (SuDS), permeable surfacing, water storage systems and green infrastructure;
- b) Minimise the consumption of water by incorporating measures such as water efficiency and water harvesting/recycling devices;
- c) Reduce carbon dioxide emissions and energy consumption through the use of construction materials that maximise energy efficiency and the incorporation of low carbon/renewable energy sources and by giving consideration to the orientation of buildings;
- d) Consider use of construction products that minimise the impact on the environment, such as locally-sourced and recyclable materials;
- e) Promote sustainable waste management through the provision of recycling and composting facilities and where practicable, facilities for onsite collection;
- f) Minimise the level of environmental pollution and the impact on local ecological habitats and networks.

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

378. This policy supports strategic objectives relating to Climate Change and Sustainability. Buildings and building construction contribute a significant amount to the UK's carbon emissions. The Council is committed to protecting and enhancing the environment and tackling climate change and as such seeks to ensure that new housing development is as sustainable as possible.
379. This policy seeks to minimise the environmental damage from the construction process and to encourage innovation in the design of new homes so that the housing market encourages people to live more sustainable lifestyles.
380. The Code for Sustainable Homes (CSH) is an environmental assessment method for rating and certifying the performance of new homes. The Council will encourage developers to achieve Code for Sustainable Homes Level 4. The Council will require that developers achieve at least Level 4 in relation to water conservation. Key agencies and the United Utilities Water Resources Management Plan 2009 have identified a deficit in the water supply when compared to the level of demand in West Cumbria by 2014/15. Although a long term solution is being investigated there is a need to manage demand and improve water efficiency measures in the short to medium term up to 2020.

381. BREEAM sets the standard for best practice in sustainable building design, construction and operation. The Council will encourage the achievement of ~~Very Good~~ for all commercial properties in order to promote high building standards and achieve its environmental objectives.

National Planning Policy	NPPF paragraphs 7, 17, 58, 93 . 97
Local Plan Strategic Objectives	SO1a, SO1b, SO1e, SO1f, SO2e, SO3d, SO5a, SO5e, SO5f
Allerdale Council Plan Priorities	1
Sustainable Communities Strategy	6.3
Evidence Base and other relevant documents and strategies	Code for Sustainable Homes (2006), BREEAM: <a href="http://www.breeam.org.uk">www.breeam.org.uk</a>

### **DM13 Telecommunications Development**

Support will be given to network telecommunications development where:

- a) It can be demonstrated that there is no alternative and less visually harmful means of meeting the network coverage requirements of the operator;
- b) The reuse or sharing of existing facilities has been explored and is not possible due to technical or operational constraints;
- c) The development is sited, designed, coloured and, where relevant, landscaped to minimise the visual impact and effect upon the character and amenity of the surrounding area;
- d) There is not a significant adverse effect (either in isolation or cumulatively) on nature conservation features, biodiversity and geodiversity, Natura 2000 sites (including migration routes of protected birds), habitats and species;
- e) The special character and appearance of all heritage assets and their settings are preserved or enhanced;
- f) The relevant certificate is submitted confirming the development will operate within the International Commission for Non Ionising Radiation Protection (ICNIRP) guidelines for public exposure;
- g) Where the proposal is on or near an education facility, the relevant body has been consulted on the proposal.

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

382. The Strategic Objectives support the improvement of superfast and next generation broadband and other communications technology infrastructure in order to promote sustainable economic growth and provide better connected communities.
383. Telecommunication installations often involve tall vertical structure that have the potential to be obtrusive and can lead to adverse impacts on the surrounding area, either on their own or together with other development such as wind turbines. Therefore, new development which does not currently benefit from deemed planning consent should demonstrate that the proposal, where possible, seeks to minimise the visual impact of any new structures or antenna and that there is not an unacceptably adverse environmental impact, both in isolation and cumulatively.
384. Proposals will be supported in accordance with national policy and with other plan policies to protect landscape, historic and habitats and species.



## Development Management Policies - Built and Historic Environment

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National Planning Policy	7, 17, 20, 21, 28, 42 to 46
Local Plan Strategic Objectives	SO3f, SO4d, SO5a
Allerdale Council Plan Priorities	1, 2
Sustainable Communities Strategy	6.1, 6.2, 6.3
Evidence Base and other relevant documents and strategies	

## **DM14 Standards of Good Design**

### Housing Density

The Council will consider appropriate housing density on a site by site basis with decisions informed by local context of the area in terms of design considerations, historic or environmental integration, or identified local need.

### Design and Layout of New Development

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

New development will be required to:

- a) Reinforce and respect the existing development pattern with regards to plot size, building heights and frontage widths, particularly where they contribute to local character. Consideration should be given to the impact on existing developments at the boundaries of the site;
- b) Respect and respond positively to the distinctive qualities of the location and integrate with the characteristics of the site, ensuring that all external materials and boundary treatments are appropriate to the design and distinctiveness of the development, site and location.
- c) Development should take advantage of green infrastructure assets, topography, landscape and waterscape features, historic or biodiversity assets. Developers will be encouraged to retain existing features of interest within the site including trees, hedgerows, becks and streams.
- d) Create an attractive environment that provides appropriate levels of open and amenity green space, privacy and amenity for the occupants of the properties;
- e) Provide appropriate vehicular access, parking and turning arrangements and facilities for cyclists and pedestrians. Suitable consideration should also be given to providing appropriate access for those with disabilities;
- f) Make clear distinctions between public and private spaces, promote natural surveillance by ensuring routes and paths are overlooked and demonstrate the inclusion of measures to reduce the potential for crime and disorder.

### Landscaping within Development

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

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

Landscaping schemes will be expected to:

- g) Retain existing trees, hedgerows, walls, fences, paving, and other site features which contribute to the character and amenity of the area;
- h) Include appropriate soft landscaping (including tree and plant species, location, sizes and numbers) which respect the landscape characteristics of the site, its setting, and its potential effect on adjacent land uses;
- i) Include appropriate hard landscaping including furniture such as seating and play equipment together with surface and boundary treatments, which respect the landscape characteristics of the site and its setting;
- j) Maximise the nature conservation and biodiversity value of the development through the incorporation of hard and soft landscaping features that facilitate the creation of wildlife habitats.
- k) Conditions will normally be imposed on any planning permission for developments proposals including landscaping schemes in order to ensure their timely implementation, which will typically be the first available planting season.
- l) The Council may also require developers to enter into planning obligation in order to ensure that landscaped areas, public open spaces, local areas of play or neighbourhood areas of play to be provided within new developments are properly replanted, replenished and maintained in the future to ensure continuity of use.

385. This policy supports Policy S4 and provides details required to ensure appropriate standards of design, layout, safety and amenity are achieved and maintained. These standards apply to all development, except where specific residential housing issues are set out.

386. While national policy no longer requires a minimum density of housing development, a key objective of the Council is to ensure effective and efficient use of land. Therefore the density of development will be determined appropriate to its context and nature, on a case by case basis and in full discussion with the Council.

387. Where a proposed scheme consists of several individual plots for residential development, the Council may require a design brief which sets out a unifying set of standards, such as scale, materials and style. The terms of design briefs and codes will be negotiated with officers at the earliest possible stage of the application, or pre application discussions.

388. Guidance on appropriate levels of open space and amenity green spaces to be provided as part of development will be provided in an SPD and informed by the Open Space, Sports and Receptions strategies.

389. The Council will expect appropriately detailed Design and Access Statements and, where required, developers should demonstrate how the local context has influenced the design and this should be discussed in relation to the scheme as a whole.

390. The Council will expect all development to have regard for standard good practice guidance such as Buildings for Life 12, Secure by Design and Manual for Streets.

National Planning Policy	NPPF paragraphs 7, 17, 56 . 68, 69
Local Plan Strategic Objectives	SO1b, SO1e, SO2a, SO2e, SO5a, SO5b, SO5d, SO5e, SO5f, SO6b, SO6e
Allerdale Council Plan Priorities	1,2,3,4
Sustainable Communities Strategy	6.3
Evidence Base and other relevant documents and strategies	Design Council: Buildings for Life 12: <a href="http://www.designcouncil.org.uk">www.designcouncil.org.uk</a> , Dft: Manual for Streets, Manual for Streets 2, Secured By Design: Safer Places - The Planning System and Crime Prevention: <a href="http://www.securedbydesign.com">www.securedbydesign.com</a>

### DM15 Extensions and Alterations to Existing Buildings and Properties

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

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

- a) The scale, design and materials of the development would not adversely alter the appearance of the existing building;
- b) The development achieves a satisfactory visual and architectural relationship with adjoining development and/or the character of the area;
- c) The extension would not become the dominant feature of the building;
- d) The extension will not result in overdevelopment of the curtilage of the property;
- e) The extension would not materially harm the amenity of the occupants of neighbouring or adjacent properties;
- f) The operational car parking needs of the property would continue to be met.

391. Domestic extensions allow home owners to adapt their homes to suit their changing lifestyle needs and increase the enjoyment and value of their home. Similarly commercial extensions allow businesses to adapt and grow, helping facilitate economic growth.

392. Existing permitted development rights allow a generous amount of development to take place before planning consent is required. Larger extensions and alterations will be supported where there is no harm to the visual or residential amenity of the property or of nearby properties and in alignment with Policy S4.

393. Alterations and extensions to listed buildings or properties in conservation areas will be assessed in accordance with Policy S27.

National Planning Policy	NPPF paragraphs 7, 17, 56 . 68
Local Plan Strategic Objectives	SO2e, SO5a, SO5f
Allerdale Council Plan Priorities	2
Sustainable Communities Strategy	6.3
Evidence Base and other relevant documents and strategies	

### DM16 Sequential Test for Previously Developed Land

In line with regeneration and sustainability objectives, the Council will seek to secure the effective reuse of previously developed land and vacant sites within the Plan Area.

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

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

- In the case of the Principal or Key Service Centres: residential development in excess of 7 dwellings or industrial floor space in excess of 900 square metres;
- In the case of Local Service Centres: residential development in excess of 4 dwellings or industrial floorspace in excess of 500 square metres;
- In the case of Rural Villages: residential development in excess of 2 dwellings or industrial floorspace in excess of 225 square metres.

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

394. Allerdale has a history of previously developed windfall sites which have arisen through the closure of major employers or through housing renewal. Such sites can have a detrimental effect on the environmental quality and local amenity experienced by communities, especially when sites are left vacant for some time.

395. This policy ensures that previously developed windfall sites are considered first before the development of greenfield windfall sites. The mechanism for achieving this is the application of a light touch sequential test outlined in the policy above. The policy sets out varying thresholds depending on the nature and location of the site. The comparison of sites is contained within the settlement and the viability of the site to deliver the proposal would also be taken in to account. To ensure the effective delivery of development to meet the housing and employment need during the plan period this policy applies to windfall sites only and will not be used to guide the Site Allocations DPD.

National Planning Policy	NPPF paragraphs 7, 17, 111, 120 to 125
Local Plan Strategic	SO1g

## Development Management Policies - Built and Historic Environment

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Objectives	
Allerdale Council Plan Priorities	1,2
Sustainable Communities Strategy	6.2, 6.3
Evidence Base and other relevant documents and strategies	

## Natural Environment

### DM17 Trees, Hedgerows and Woodland

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

Proposals that involve felling, removal or are considered likely to cause demonstrable harm to existing trees, hedgerows and woodland will normally be resisted, unless acceptable mitigation or compensation measures can be secured.

Felling and/or removal may be permitted in exceptional circumstances where it can be demonstrated that the economic viability of the development is prejudiced and there are proposed wider benefits that outweigh the loss incurred. However where a development poses significant harm to an irreplaceable habitat which cannot be mitigated or compensated for, permission will be refused. Replacement planting that maintains local amenity, the character of the area and nature conservation interest will be required.

A tree or hedgerow survey will be required to accompany a planning application when trees or hedgerows are either present on the proposal site or are adjacent to it and are likely to influence or be affected by the development. Details required by tree and hedgerow surveys will be set out by the Council in a Local Validation Checklist.

396. The Council regards the trees and hedgerows across the Plan Area as valuable environmental resources which provide a sense of place, contribute towards the green infrastructure network and provide valuable wildlife habitats. This policy sets out the Council's approach to protecting against the unnecessary loss of trees and hedgerows.
397. All trees in Conservation Areas have some degree of protection. Elsewhere trees may be protected by Tree Preservation Orders or conditions attached to planning permissions. Consent to fell trees will only be given where it can be shown that public safety is involved or where it would result in a significant improvement in the overall appearance of the area.
398. A tree or hedgerow survey should accompany all applications where trees or hedgerows may be affected by proposed development. This includes tree or hedgerows on adjacent land including the highway which are within 15m of the boundary of the site. The details required in a tree survey are set out in the Local Validation Checklist.



399. Where development may lead to the unavoidable loss of a tree or hedgerow, appropriate replacement should consider both the habitat and amenity value. Trees will be expected to be replaced in a 2:1 ratio.

National Planning Policy	NPPF paragraphs 7, 17, 28, 35, 69, 70, 73, 74, 75, 76, 77, 93 to 99, 109, 110, 111, 114 to 125
Local Plan Strategic Objectives	SO1b, SO1e, SO6a, SO6b, SO6e
Allerdale Council Plan Priorities	-
Sustainable Communities Strategy	6.2
Evidence Base and other relevant documents and strategies	

## Appendix 1 - Glossary and Acronyms

Air Quality Management Area (AQMA)	An area where levels of pollution and air quality might not meet national air quality objectives. If it does not, a plan is prepared to improve the air quality - a Local Air Quality Action Plan.
Adoption	The final confirmation of a Local Development Document as having statutory status by a Local Planning Authority (LPA).
Affordable Housing	Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Full definition in National Planning Policy Framework.
Amenity	A positive element or elements that contribute to the overall character of an area, for example open land, trees, historic buildings and how they relate to each other.
Ancillary use / operation	A subsidiary or secondary use or operation connected to the main use of a building or piece of land.
Annual Monitoring Report (AMR)	An annual report on the wider social, economic and environmental position of the Borough, and provides monitoring of the effectiveness of plan policies
Appropriate Assessment (AA)	An Appropriate Assessment, also known as a habitat regulations assessment, is the process of considering emerging policies against the habitats directive.
Area Action Plan (AAP)	An area action plan is used to provide a planning framework for areas of change and areas of conservation. They have the status of development plan documents.
Area of Outstanding Natural Beauty (AONB)	An area with legal protection because of its natural beauty and high landscape quality.
Brownfield Land	Land that has been previously developed excludes the gardens of houses. Sometimes referred as previously developed land (PDL).
BREEAM	Building Research Establishment Environmental Assessment Methodology which assesses the sustainability credentials of industrial, commercial and institutional buildings.
Coastal Change Management Area (CCMA)	An area identified in Local Plans as likely to be affected by coastal change (physical change to the shoreline through erosion, coastal landslip, permanent inundation or coastal accretion).
Code for Sustainable Homes (CSH)	A national standard for sustainable design and construction of new homes

Core Strategy (CS) / Strategic Policies	A core strategy or strategic policies set out the long-term spatial vision for the local planning authority area, as well as the spatial objectives and the strategic policies to deliver that vision. The core strategy / strategic policies has the status of a development plan document.
Community Infrastructure Levy (CIL)	A mechanism by which councils can secure monies from development to help fund both strategic and local infrastructure needs.
Development Management (DM)	The process by which a Local Planning Authority considers the merits of a planning application and whether it should be given permission, having regard to the Development Plan and all other material considerations.
Development Management Policies also referred to as DM Policies	Development Management Policies set out the more detailed implementation planning policies for development and together with the Strategic Policies forms the basis for local planning authority decision-making. Neighbourhood plans can develop new and adapt development management policies to address local issues.
Development Plan	This includes adopted local plans, neighbourhood plans, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.
Development Plan Documents (DPDs)	Development plan documents consist of spatial planning documents that are subject to independent examination. These form the Development Plan for a council area for the purposes of the Planning and Compulsory Purchase Act 2004. They can include a core strategy, site specific allocations of land, area action plans (where needed) and other documents deemed necessary by the council to deliver the spatial strategy in a justified and effective manner.
Evidence base	A series of technical studies and reports are prepared to support the preparation of the Local Plan documents and inform the policies. It is made up of the views of stakeholders and background facts about the area.
Examination in Public / Hearing	This is essentially a public inquiry conducted by an independent inspector to test the soundness of the documents produced as part of the Local Plan to decide if they are legally compliant and produced using good evidence.
Front loading	Front loading is the idea that a strong emphasis needs to be placed upon work at the early stages of the plan making process, so that the later stages will run more smoothly and swiftly.

Green Infrastructure (GI)	Open land in both the natural and built environments, from countryside through to urban parks and play areas that provide a range of functions, such as contributing to biodiversity, alleviating flood risk and providing recreation.
Habitats Regulation Assessment (HRA)	Under Regulation 48 of the Habitats Regulations 1994 an Appropriate Assessment (AA) is required when a plan would be likely to have a significant effect on a European wildlife site. The conclusion of an Assessment enables the plan making body to understand whether a proposal or plan would adversely affect the integrity of European wildlife, and therefore, develop appropriate policy and strategy.
Hadrian's Wall World Heritage Site (or Frontiers of the Roman Empire (Hadrian's Wall): World Heritage Site)	Hadrian's Wall was designated as part of a World Heritage Site by the United Nations Educational, Scientific and Cultural Organisation (UNESCO) in 1987 as the most complex and best preserved of the frontiers of the Roman Empire.
Heritage Assets	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the Local Planning Authority (including local listing).
Housing Market Area (HMA)	Sub-regional housing market areas are geographical areas defined by household demand and preferences for housing. They reflect the key functional linkages between places where people live and work.
Issues & Options	Preparation of the Development Plan Document when local planning authorities should gather evidence about their area and engage with stakeholders
Infill/Rounding Off Villages (IROV)	Fifth tier of the Settlement Hierarchy. Very small-scale development may be appropriate to respond to local needs and to contribute to the vitality of rural communities. For this level of the hierarchy settlement limits will be deleted and development will be directed by criteria in Policy S5 for very small scale rounding off and infill plots. A full list of these settlements can be found in Policy S3.
Infrastructure	Essential facilities, services, and organisational structures needed to create neighbourhoods and support new development. Refers to the full range of transport networks, utilities, services

	and facilities such as roads, sewers, as well as social infrastructure such as schools and healthcare centres.
Key Service Centre (KSC)	Maryport, Cockermouth, Wigton, Silloth and Aspatria . Second tier of the Settlement Hierarchy. These towns offer a wide range of services and function as service centres for a wider rural hinterland. Settlements have the ability to serve day-to-day needs of local and surrounding residents and offer varied range of employment land to meet the needs of local and regional businesses.
Lifetime Homes	A home that is built to 16 specific design standards so that is accessible, adaptable and is suited to a wide range of household types, from couples with young children through to older single people.
Limited Growth Villages (LGV)	Fourth tier of the Settlement Hierarchy. New development is restricted to small-scale development within the designated settlement boundary. A full list of these settlements can be found in Policy S3.
Local Validation Checklist	Sets out the information and evidence that is required to enable a planning application to be validated and registered. Includes description of the purpose, trigger and requirements, plus relevant current planning policy context.
Local Development Order	An Order made by a local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a specific development proposal or classes of development.
Local Development Scheme (LDS)	The Local Development Scheme sets out the programme for preparing local development documents.
Local distinctiveness	Local distinctiveness is the physical, environmental, economic or social factors that characterise an area (and most likely a combination of all four), as well as how an area interacts with others.
Local Plan	The plan for the future development of the local area, drawn up by the Local Planning Authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the

	Local Plan. The term includes old policies which have been saved under the 2004 Act.
Local Service Centre (LSC)	Third tier of the Settlement Hierarchy. These settlements have the ability to serve day-to-day needs of local and surrounding residents and offer varied range of employment land to meet the needs of local and regional businesses. This tier consists of larger villages with a more limited range of services, but all have a school, shop and public transport. A full list of these settlements can be found in Policy S3.
Local Strategic Partnership (LSP)	An umbrella group of businesses, voluntary and statutory bodies, who are working together in an administrative area to deal with local priorities.
Main Town Centre Use	Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities). Also includes medical centres and clinics.
National Planning Policy Framework (NPPF)	Sets out the Government's planning policies for England and how these are expected to be applied. Replaced PPS series in March 2012.
Neighbourhood Plans	A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).
Planning Inspectorate	Responsible for the processing of appeals against the refusal of planning permissions and also for examining DPDs.
Planning Obligation or Section 106	Contributions secured by the Council to help provide or fund infrastructure items or services that will help make development acceptable in planning terms.
Planning Policy Statement (PPS)	Set out national planning policy in relation to a variety of issues that regional and local policies should consider. Replaced by the National Planning Policy Framework in March 2012.
Preferred Option	Document produced as part of the preparation of Development Plan Documents, and issued for formal public participation. It shows the favoured 'direction' of a Development Plan Document.
Principal Service Centre	Workington - Top-level of the Settlement

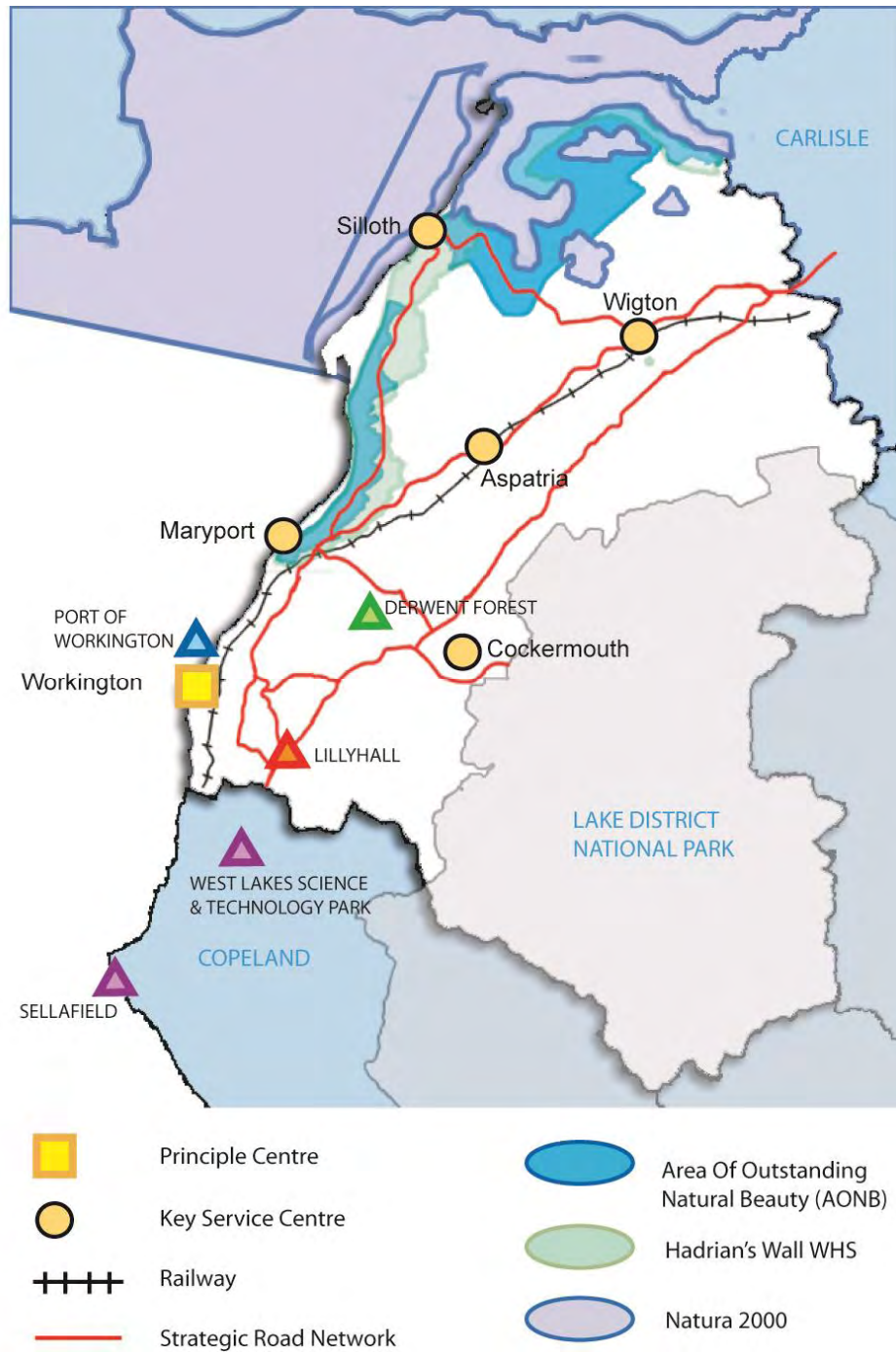
(PSC)	Hierarchy. Focus for major new development in Allerdale.
Proposals Map	A proposal map is an illustration on a base map, reproduced from or based upon a map base to a registered scale, of all the policies contained in development plan documents. It must be revised as each new development plan document is adopted and it should always reflect the up to date planning strategy in the area. Proposals for changes to the adopted proposals map accompany submitted development plan documents in the form of a submission proposal map.
Ramsar	A wetland site of international importance
Regional spatial strategy (RSS)	The regional spatial strategy set out the region's policies in relation to the development and use of land. The Government officially revoked the Regional Strategy for the North West, on 20 May 2013.
Regulations	The regulations refer to the Town and Country Planning (Local Planning) (England) Regulations 2012.
Regionally Important Geological or Geomorphologic Sites (RIGS)	Important sites for geology and geo-morphology outside of statutorily protected land as identified by the Local Authority.
Rural Exception Site	A site that is within or adjoins existing rural communities which may be subject to policies of restraint, such as open countryside, and which would not otherwise be released for housing, but may only be developed in order to provide affordable housing to meet local needs in perpetuity.
Rural Villages (RV)	Refers to both Limited Growth Villages and Infill/Rounding Off Villages that make up the fourth and fifth tiers of the Settlement Hierarchy. A full list of these settlements can be found in Policy S3.
Settlement Hierarchy	Defines the role of settlements within Allerdale, including the form and scale of development that would be expected within the towns and villages and what is acceptable in the open countryside. Defined in full in Policy S3.
Sequential Approach	Planning policies that involve particular steps to be taken, or types of location or sites to be considered, in a particular order of preference.
Site specific allocations	Allocations of sites for specific or mixed uses or development to be contained in Development Plan Documents. Policies will identify any specific requirements for individual purposes.

Site of Special Scientific Interest (SSSI)	A site or area of land protected for its special wildlife, habitat or landscape value.
Soundness or sound	Soundness means founded on a robust and credible evidence base and the most appropriate strategy when considered against the reasonable alternatives. For something to be sound is must also be deliverable, flexible and able to be monitored.
Statement of Community Involvement (SCI)	The Statement of Community Involvement sets out the standards that authorities must achieve in involving local communities in the preparation of Local Development Documents and development management decisions.
Strategic Environment Assessment (SEA)	A strategic environment assessment is a generic term used to describe environmental assessment as applied to policies, plans and programmes. The European SEA directive (2001/42/EC) requires a formal environmental assessment of certain plans and programmes, including those in the field of planning and land use.
Strategic Flood Risk Assessment (SFRA)	Examines the likelihood that rivers and watercourses will flood and the mechanisms that can be implemented to reduce flood risk.
Strategic Housing Market Assessment (SHMA)	These are studies of the operation of Housing Market Areas that are used to inform the development of planning and housing policy. It provides analysis of the characteristics of the housing market in Allerdale, how key factors work together, and the probable scale of change in housing need and demand.
Strategic Housing Land Availability Assessment (SHLAA)	This is used to identify sites which may be suitable for housing development over the next 15 year. Each site within the SHLAA has been assessed to establish whether it is likely to be suitable for housing development and, if so, when it might come forward for development. It is important to note that the SHLAA does not determine whether housing will be built on any particular site, but merely undertakes a technical exercise on the availability of land in the Borough.
Strategic Policies	Strategic Policies (S1 to S37) articulate the Council's vision, strategic objectives and the spatial strategy to guide future development and growth in Allerdale. Neighbourhood plans must be in conformity with the strategic policies of the development plan
Submission	Submission of the Local Plan documents, as proposed for adoption, to the Secretary of State.

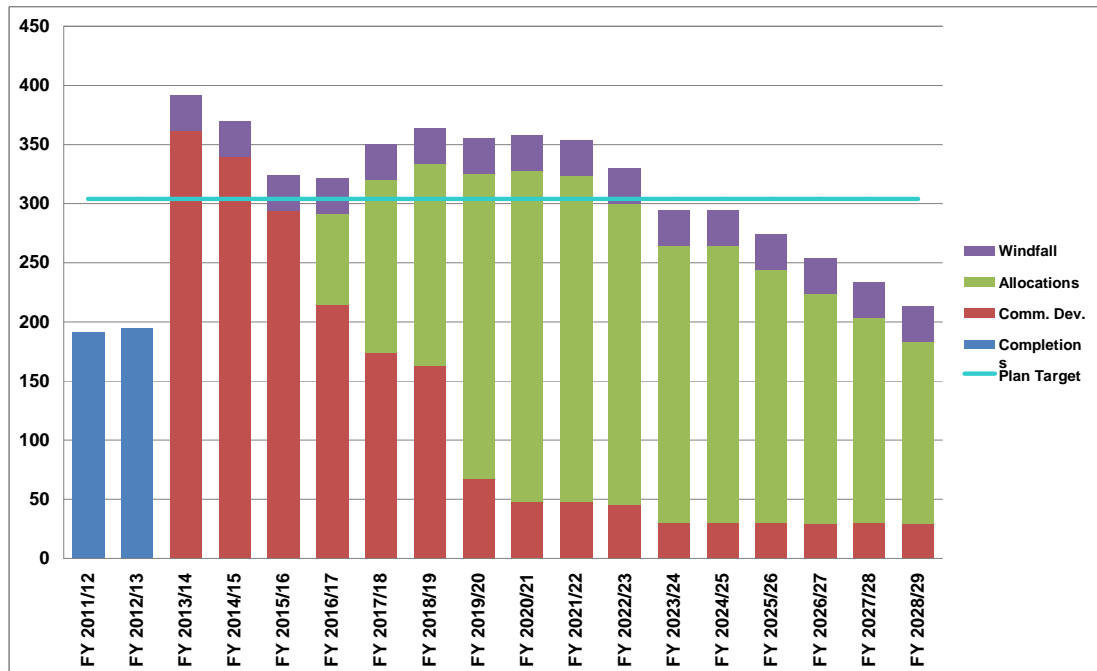


Supplementary Plan Documents (SPD)	Supplementary plan documents provide supplementary information about the policies in development plan documents. They do not form part of the Development Plan and are not subject to independent examination
Sustainability Appraisal (SA)	A sustainability appraisal is a tool for appraising policies to ensure they reflect sustainable development objectives (i.e. social, environmental and economic factors), and are required in the act to be undertaken for all local development documents.
Sustainable development	Meeting the needs of the present without compromising the ability of future generations to meet their own needs (Resolution 42/187 of the United Nations General Assembly)  The central aim of the planning system. Defined in paragraphs 18 to 219 of the National Planning Policy Framework.
Sustainable Community Strategy	Prepared by Local Strategic Partnerships as a set of goals and actions, which they wish to promote.
Sustainable Urban Drainage Systems (SuDS)	Drainage systems that absorb rainwater back into the ground rather than into man-made drains and sewers.
Transport Assessment	This is prepared and submitted alongside planning applications for developments likely to have significant transport implications.
Travel Plan	A general term for a package of measures aimed at promoting greener, cleaner travel choices with a specific emphasis on reducing single-occupancy car journeys.

Appendix 2: Key Diagram



**Appendix 3: Housing Trajectory**



**Figure 3-1 Housing Trajectory Chart**

Appendix 3 - Housing Trajectory

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Completions	192	195	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Committed development	0	0	362	340	294	215	174	163	67	48	48	45	30	30	30	30	30	30
Allocations	0	0	0	0	0	77	147	171	259	280	276	255	235	235	214	194	173	153
Windfall	0	0	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Total	192	195	392	370	324	322	351	364	356	358	354	330	295	295	274	254	233	213
Plan target	304	304	304	304	304	304	304	304	304	304	304	304	304	304	304	304	304	304
Cumulative Residual target	112	221	133	67	47	29	-17	-77	-129	-183	-232	-259	-249	-240	-210	-160	-90	1
Remaining years	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1

Figure 3-2 Housing Trajectory Table

## Appendix 4 - Housing Commitments by Settlement Hierarchy (2013)

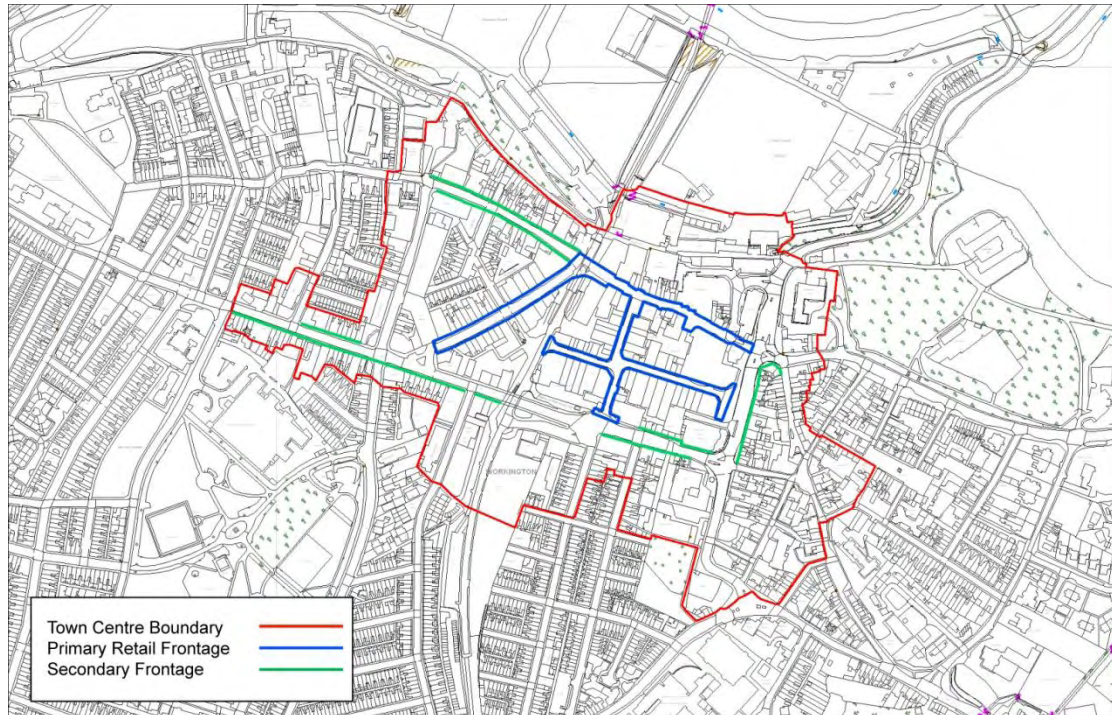
### Appendix 4: Committed Housing Development 2011 - 2029

	Share of growth	Plan Period Requirement (2011-2029)	Annual requirement	Total Committed Development	Outstanding
Principal Service Centre (PSC) - Workington	35%	1,915	106	1,437	478
Key Service Centre (KSC)	39%				
- Maryport	12%	657	37	205	452
- Cockermouth	10%	547	30	414	133
- Wigton	10%	547	30	178	369
- Aspatria	4%	219	12	65	154
- Silloth	3%	164	9	116	48
Local Service Centres (LSC)	20%	1,094	61	545	549
Rural Villages (RV)	6%	328	18	165	163
<b>Total</b>		<b>5,471</b>	<b>304</b>	<b>3,125</b>	<b>2,346</b>

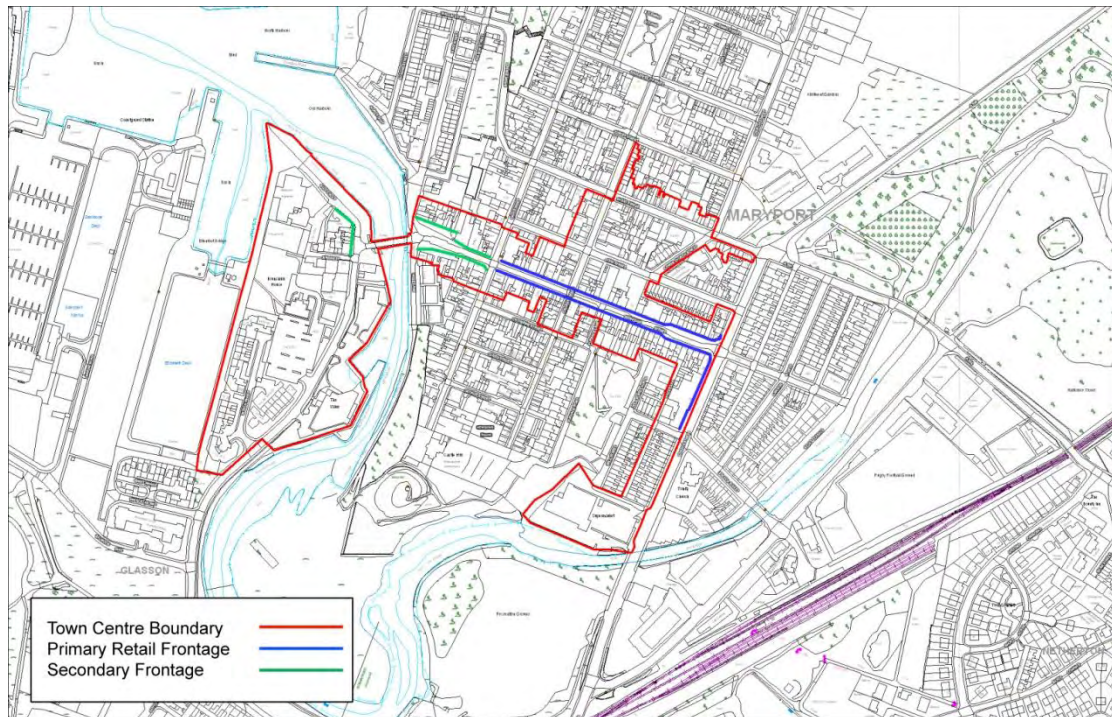
**Figure 4-1 Housing Commitments by settlement hierarchy (2013)**



**Appendix 5: S16 & DM9 Changes to the Proposals Map**



**Figure 5-1 Workington Town Centre**



**Figure 5-2 Maryport Town Centre**



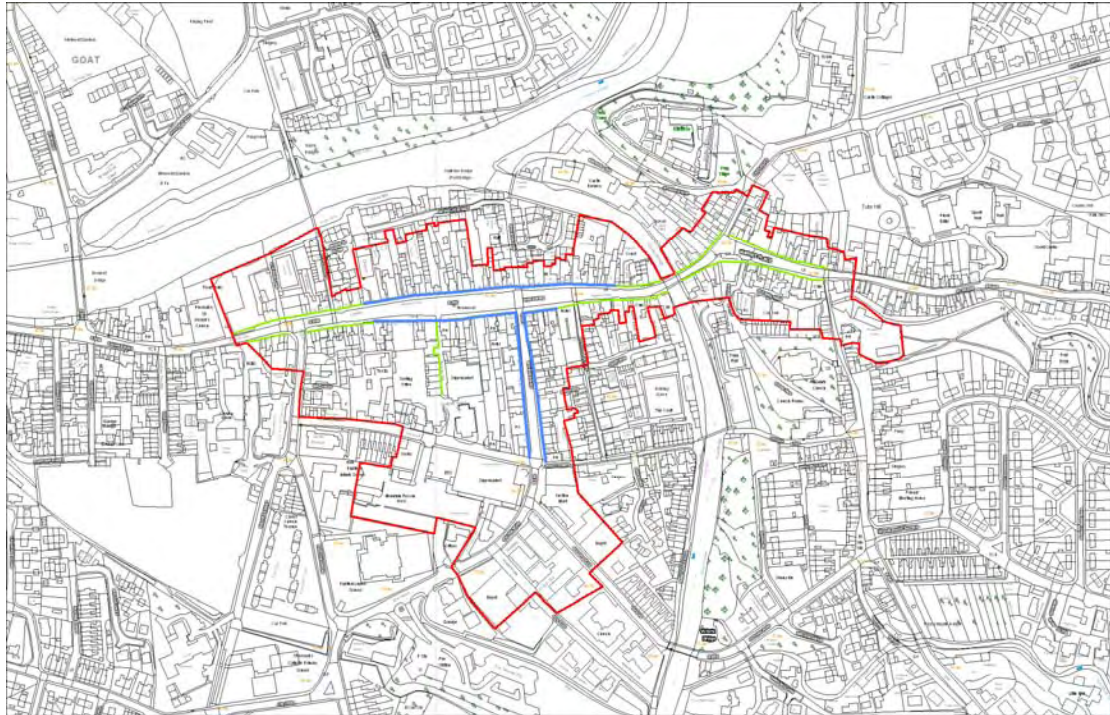


Figure 5-3 Cockermouth Town Centre

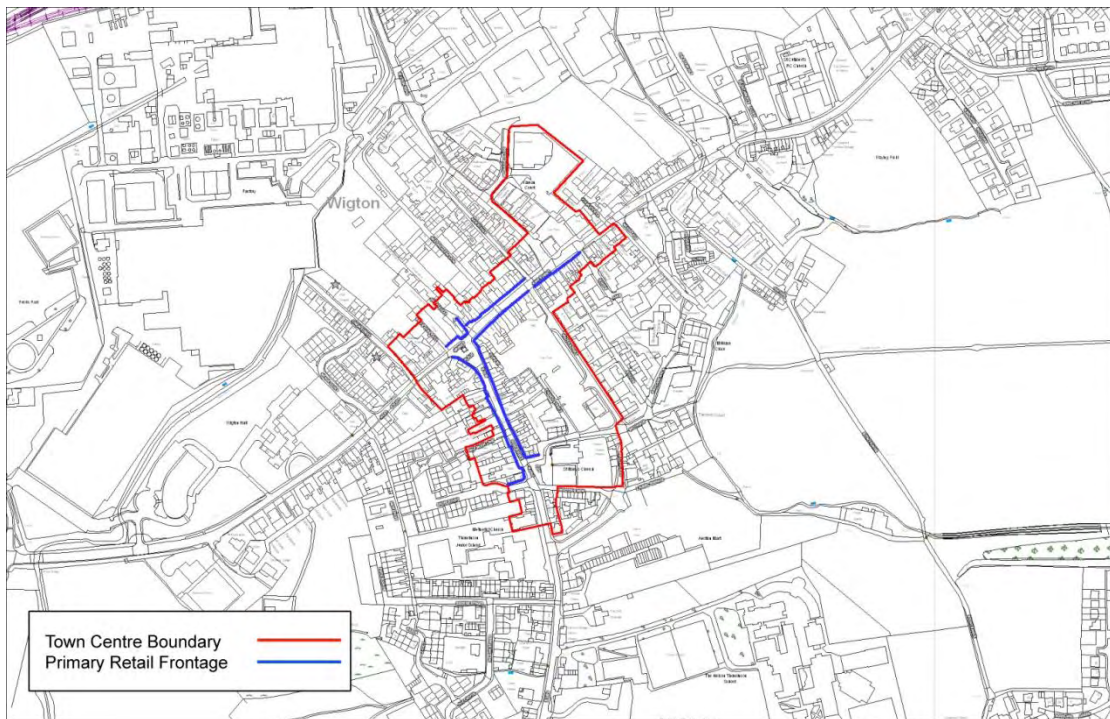
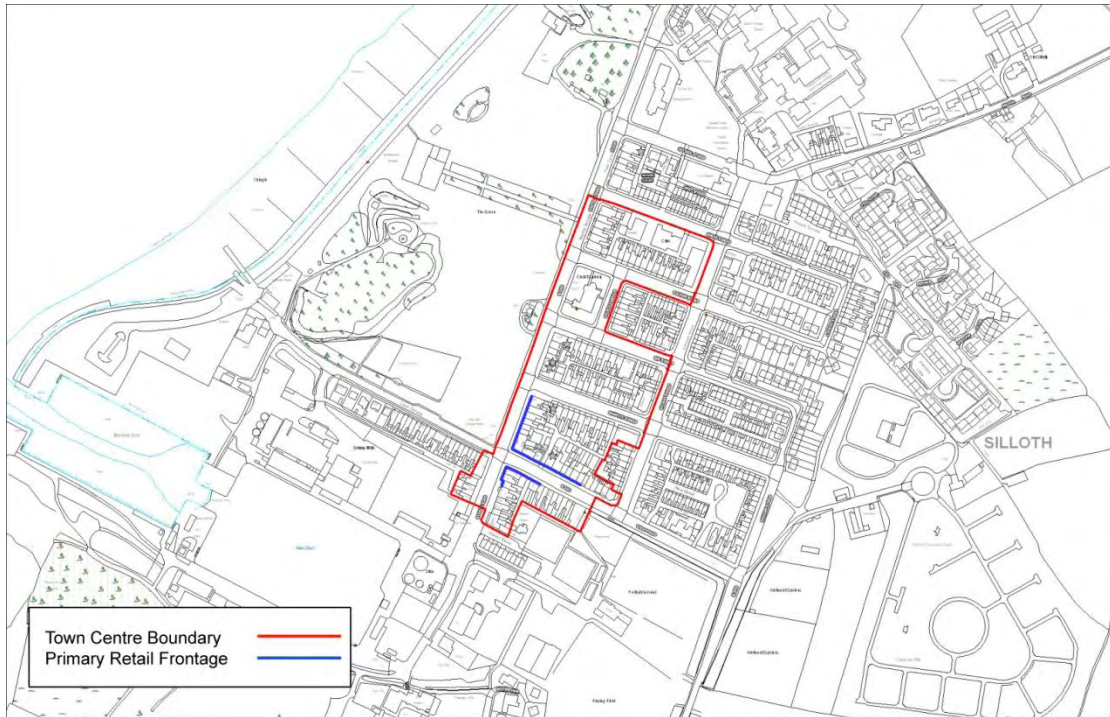
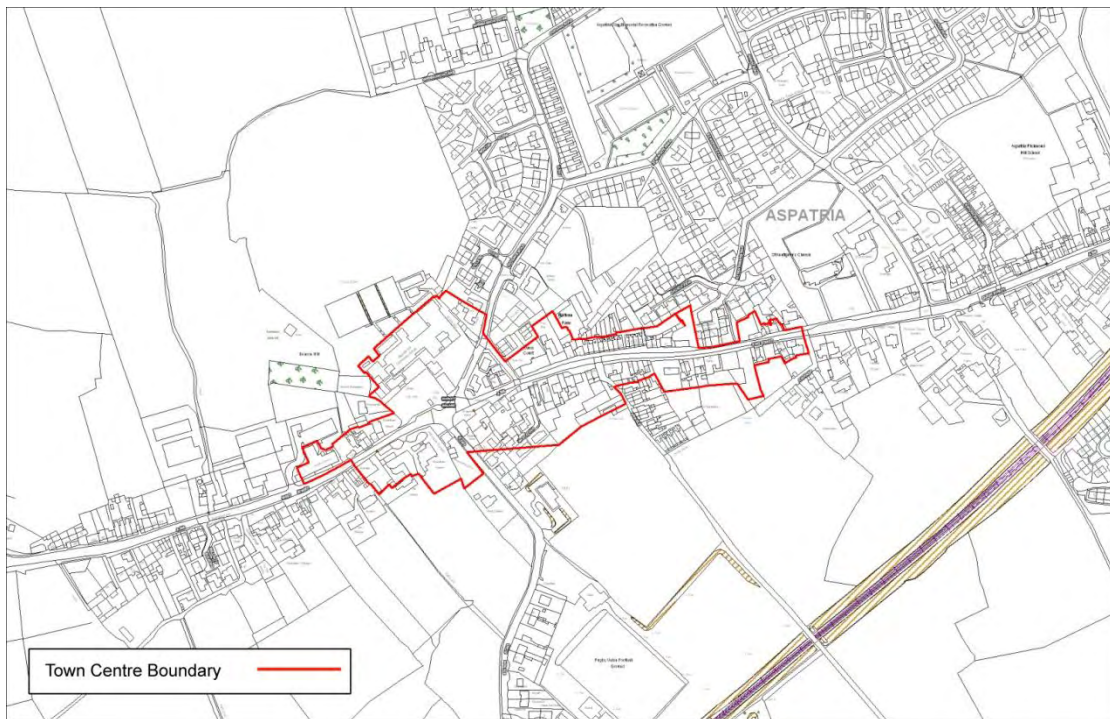


Figure 5-4 Wigton Town Centre





**Figure 5-5 Silloth Town Centre**



**Figure 5-6 Aspatria Town Centre**



## Appendix 6 - S37 Changes to the Proposals Map



**Figure 6-1 Coastal Change Management Area - North**



**Figure 6-2 Coastal Change Management Area - South**

## **Appendix 7 - Monitoring and Implementation**

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

Monitoring will take an objective-led approach to the selection of targets and indicators, which will help provide a consistent basis for monitoring the performance of the strategy against the overall objectives. Where appropriate, the Local Plan will set targets for each policy, and will set out how the policy will be implemented and monitored. Specific targets have been included where clear outputs may be required.

Each year Allerdale Borough Council will produce an Annual Monitoring Report containing information on the progress of the implementation of the Local Plan and an assessment of the effectiveness of the policies together with any future Local Development Documents. This monitoring will indicate progress towards targets and show where policies are not working which will inform any changes to the Plan.

Policy	Indicators	Target / Objective	Notes	Relations to other Strategic Policies
<b>S1 - Presumption in Favour of Sustainable Development</b>	N/A	Meeting the objectives within the Local Plan.	N/A	Underpins all other policies.
<b>S2 - Sustainable Development Principles</b>	N/A	Meeting the objectives within the Local Plan.	N/A	Underpins all other policies.
<b>S3 - Spatial Strategy and Growth</b>	Net amount of housing and employment developments.	For housing development: 304 dwellings pa For employment development: equiv. to 3> hectares pa	Housing target should include any residential requirement from previous years of delivery.	Underpins all other policies.
		Maintain a supply of readily available land: 5 yrs supply for housing development 15> ha for employment development		
	Location and distribution of housing and employment developments.	Meeting of targets outlined within policy.	N/A	
<b>S4 - Design Principles</b>	N/A	N/A	Continual engagement should be sought with Developers through Development Management	Underpins all other policies
<b>S5 - Development Principles</b>	Scale and location of development. Level of development outside settlement limits.	Development should be in alignment with the spatial strategy	N/A	S3
<b>S6 - Area Based</b>	Locality specific outcomes	Meeting of specific outcomes (where appropriate).	Locality summaries will be produced to assess these policies.	Policies throughout the local Plan.

Appendix 7 - Monitoring and Implementation

Policy	Indicators	Target / Objective	Notes	Relations to other Strategic Policies
<b>S7 - A Mixed and Balanced Housing Market</b>	Signs of a balanced housing market (covered through the other housing indicators)	Decrease in the number of Long Term Empty properties.	The number of Long Term Empty properties should be considered in net terms	S2, S3, S5, S8, S9, S10 and S11.
	Housing delivery by type	The housing mix should broadly reflect the local evidence		
<b>S8 - Affordable Housing</b>	Net delivery of affordable dwellings.	Net affordable housing requirement: Workington and Maryport HMA: 106 units pa Wigton HMA: 36 units pa Cockermouth HMA: 39 units pa	Targets are subject to revision upon update of the evidence base (SHMA).	S2, S3, S7 and S9.
	Tenure split of addition affordable provision (gross).	Tenure split according to policy: 75% socially rented and 25% intermediate (LCHO)	Targets are subject to revision upon update of the evidence base (SHMA).	
	Number of schemes (over the threshold) considered unviable and justifying a lower affordable housing contribution or tenure mix.	N/A		
<b>S9 - Rural Exceptions Sites</b>	Number of rural exception affordable dwellings.	N/A	Examines contribution to affordable requirements and supply of available land for housing in the area.	S3 and S8.
<b>S10 - Elderly Needs Housing</b>	Development by location and type of facility.	Contribute to targets set in current and emerging strategies.	N/A	S2, S3 and S7.

Appendix 7 - Monitoring and Implementation

Policy	Indicators	Target / Objective	Notes	Relations to other Strategic Policies
	Percentage of residential development that accords with Lifetime Homes Standards and amount of specialist accommodation delivered	N/A	Commentary on the take up of the initiative.	
<b>S11 - Gypsy, Traveller and Travelling Showpeople Sites</b>	Number of gypsy and traveller pitches	Contribute to targets set in current and emerging strategies, and evidence base.	The Council intend to update the Cumbria Gypsy and Traveller Accommodation Needs Assessment (2008) during 2013.	S2, S3 and S8.
	Number of travelling showpeople plots			
	Number of unauthorised site in relation to gypsy, traveller and travelling show people.	N/A	Possible indication of unmet demand.	
<b>S12 - Land and Premises</b>	Area of Land Available by location and type	N/A	Allocations DPD will, when adopted clearly outline the location, quality and quality of land required to deliver the strategy.	S2, S3, S13, S14, S16 and S30.
	Amount, location and distribution of employment developments.	Meeting of targets outlined within policy. - Employment development: equiv. to 3> hectares pa		

Appendix 7 - Monitoring and Implementation

Policy	Indicators	Target / Objective	Notes	Relations to other Strategic Policies
<b>S13 - Energy Coast Innovation Zone</b>	Economic Context -General economic statistics such as; employment, productivity, job creation, growth in key sectors.	N/a		S2, S3, S13, S14, S15, S16, S17, S18, S22, S23 and S30.
	Progress towards delivery of the West Cumbria Economic Blueprint	N/a	Following the Blueprints Implementation Plan	
	Development of key sites		Allocations DPD will, when adopted clearly outline the location, quality and quality of land required to deliver the strategy.	
	Delivery of important infrastructure	N/a	Following Strategy for Infrastructure	
<b>S14 - Rural Economy</b>	Number of rural enterprises.	Increase or maintain current number of enterprises in rural areas (particularly small and medium size uses).	Basis for examining the condition for growth.	S2, S3, S12, S17 and S31.
	Employment floorspace by location.	N/A	Examines its contribution to economic development and opportunities.	
	Number of %live work+ and %work hub+ developments.	N/A		
<b>S15 - Education and Skills</b>	Development of Education related floorspace	N/A	Development of educational facilities.	S13.

Appendix 7 - Monitoring and Implementation

Policy	Indicators	Target / Objective	Notes	Relations to other Strategic Policies
	Level of NVQ (or equivalent).	N/A	N/A	
	% of businesses that consider lack of skills an issue when recruiting.	N/A	Data only available every 2 years or more.	
	Capacity of existing education facilities	No identified capacity issues	Future provisions and demand would also be considered.	
<b>S16 - Town Centres &amp; Retail</b>	Location and quality of town centre+ development.	Majority of development focused within town centres and directed to the Principal Centre, with appropriate level of development in other settlements reflective of their function and role within the hierarchy.	Appropriate town centre+ developments include new retail, leisure, cultural and office floorspace.	S2, S3, S12, S22, S24, S25, and S32.
	Town Centre Vacancy rate	N/A	Vacancy rates and the Allerdale Town Centre Health Checks.	
	Loss of ground floor A1 units in Primary Frontages (number)			
<b>S17 - Tourism, Coastal &amp; Countryside Recreation</b>	Visitor Numbers	Increase in visitor number and revenue and tourism related employment.		S2, S3, and S14.
	Development of tourism, cultural and leisure developments by location.	Development should be concentrated in the Principal, Key and Local Service Centres.	N/A	
	Removal of occupancy conditions for holiday accommodation.	N/A	Possible indication of decline or need for tourism accommodations in the area.	

Appendix 7 - Monitoring and Implementation

Policy	Indicators	Target / Objective	Notes	Relations to other Strategic Policies
<b>S18 - Derwent Forest</b>	Masterplans / development proposals at %Derwent Forest+site.	N/A	Include proposals where decision have been refused and their reason. This indicator may change once an approval is granted.	N/A
<b>S19 - Renewable Energy and Low Carbon Technologies</b>	Location, type of renewable developments and total installed capacity.	N/A	The figure will be measure in gross terms.	S2, S5, S27, S28, S32, S33, S34 and S35.
	<a href="#">Development giving rise to environmental health complaints/enforcement, post construction</a>			
<b>S20 - Nationally Significant Infrastructure Projects</b>	N/A	N/A	Nationally Significant Infrastructure Projects (NSIPs) are submitted to the Planning Inspectorate Major Infrastructure Unit and determined by the Secretary of State.	Across the Local Plan, but especially S2, S3, S5, S7, S12, S13, S21, S22 and S23.
<b>S21 - Developer Contributions</b>	Amount of contributions and area of spending. Including Section 106, Section 278 and Community Infrastructure Levy (if adopted).	Meeting of objectives within %Economy+, %Housing+, %Built Environment+and %Natural Environment+chapters.	N/A	Contributes to the delivery of policies within the Core Strategy, in particular Housing, Economy, Built Environment and Natural Environment chapters.
<b>S22 - Transport Principles</b>	Location and accessibility of new residential developments	High level of accessibility should be achieved, in particular through public transport, cycling, walking or %composite mode+.	N/A	
	Rural Transport Schemes	N/A	Commentary on its provision and coverage.	
	Parking standards	Meeting of standards	N/A	



Appendix 7 - Monitoring and Implementation

Policy	Indicators	Target / Objective	Notes	Relations to other Strategic Policies
	Level of developer contributions on transport initiatives and schemes	N/A	N/A	
<b>S23 - Supporting and Safeguarding Strategic Infrastructure</b>	Progress against strategic documents such as Local Transport Plan, West Cumbria Economic Blueprint Implementation Plan, and other utility and infrastructure suppliers.	Delivery of projects	Include progress against other relevant strategic documents and Masterplans	S2, S3, S12, S13, S21 and S22.
<b>S24 - Green Infrastructure</b>	Progress against projects and objectives identified in the %Green Infrastructure Study+.	N/A	N/A	
	Amount of contributions on %green infrastructure+.	N/A	N/A	
<b>S25 - Sports, Leisure and Open Space</b>	Loss of key sports and recreational facilities and spaces.	Any loss of such facilities should be compensated by replacement space / facilities in the locality.	N/A	
	Amount of contribution spend on open spaces, sports and recreational facilities.	N/A	Focus on areas with a shortfall in space / facilities.	
	Planning permissions granted contrary to advice on conservation (inc. English Heritage, Conservation Officer).	None	N/A	

Appendix 7 - Monitoring and Implementation

Policy	Indicators	Target / Objective	Notes	Relations to other Strategic Policies
<b>S26 - Community &amp; Rural Services</b>	Delivery/Loss of new Community facilities	Protection/Enhancement to Services and Community Facilities	N/A	
<b>S27 - Heritage Assets</b>	- Improvement to heritage assets - Number of designated heritage assets at risk - Number of developments given consent against English Heritage advice	- N/a -Year on year reduction  -Zero		
<b>S28 - Hadrian's Wall World Heritage Site</b>	Progress towards objectives as adopted World Heritage Site Management Plans	N/A	N/A	
<b>S29 - Flood Risk and Surface Water Drainage</b>	Residential and economic developments on land of high flood risks (zones 3 & 2).	None in zones 3 & 2 (unless robustly justified)	Detail proposals accepted in zone 3 & 2, subject to mitigation measures following successful application of the Sequential Test.	
	Planning permissions granted contrary to advice of the Environment Agency.	None	N/A	
	Number of SuD schemes installed			
<b>S30 - Reuse of Land</b>	Development on previously developed land / brownfield sites.	There is no specific target; however, development should in the first instance seek to where possible make use of PDL.		S2, S3, S5, S18, and S31.

<b>Policy</b>	<b>Indicators</b>	<b>Target / Objective</b>	<b>Notes</b>	<b>Relations to other Strategic Policies</b>
<b>S31 - Reuse of Rural Buildings</b>	Reuse of rural buildings.	N/A	Commentary on their type of uses (i.e. economic, residential, etc)	S2, S3, S5, S14, S18, and S33.
<b>S32 - Safeguarding Amenity</b>	Percentage of development approved contrary to Environmental Professional advice.  Development requiring EIA.	To minimise harmful impacts from development to residential amenity.  To refuse, mitigate or compensate any harmful impacts from development on the environment.	N/A	
<b>S33 - Landscape</b>	Number of major applications in sensitive landscapes	To minimise harmful impacts from development on landscape character	N/A	
<b>S34 - Development in the Solway Coast AONB</b>	Development on Solway Coast AONB, Hadrian's Wall World Heritage Site.	N/A	N/A	
<b>S35 - Protecting and Enhancing Biodiversity and Geodiversity</b>	Development on Sites of Special Scientific Interest, Special Areas of Conservation and Special Protection Areas.	None	N/A	
	Measures to promote / protect biodiversity on site (e.g. management agreements, additional habitats, etc).	N/A	N/A	

Appendix 7 - Monitoring and Implementation

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<b>Policy</b>	<b>Indicators</b>	<b>Target / Objective</b>	<b>Notes</b>	<b>Relations to other Strategic Policies</b>
	Amount of contributions towards biodiversity enhancement and protection.	N/A	N/A	
<b>S36 – Air ,Water and Soil Quality</b>	Developments requiring EIA	To protect and / or improve air and water quality and to protect soil quality.		
<b>S37 - Shoreline Management and Coastal Development</b>	Development in Coastal Change Management Area.	No new residential development should be permitted (replacement dwellings only)  Proposals for new community facilities, commercial and business uses will only be permitted in exceptional circumstances.	Detail justification of new community facilities, commercial and business uses in Coastal Change Management Area.	

## **Appendix 8 - Identification and delivery of infrastructure**

Infrastructure planning plays a key role in the delivery of the Allerdale Local Plan by identifying where deficits or surpluses of capacity exist and in predicting future capacity issues that will arise as a result of new development and growth. Allerdale Borough Council will ensure that development is supported by sufficient physical, social and community infrastructure to meet the needs of local residents, both current and future.

The Council has produced a ~~S~~Strategy for Infrastructure~~req~~ which identifies the transport, education, public services, utilities and waste, health, sport and recreation, flood prevention and green infrastructure works required to deliver the quantity of development envisaged for the Plan Area. The Council has engaged with public and private sector organisations and worked in close liaison with Cumbria County Council, to identify these requirements. For each item of infrastructure the partners in provision are set out, funding sources are identified, timing is given and, where possible, cost is estimated. The Strategy identifies the importance of each infrastructure element the risk associated with provision and, where necessary, identifies mitigation measures to limit risk.

The types of infrastructure considered within the Strategy include:

- a) Roads and other transport facilities
- b) Flood defences,
- c) Schools and other educational facilities,
- d) Health care and medical facilities,
- e) Sporting and recreational facilities,
- f) Open spaces
- g) Affordable housing

To enable the Strategy to be updated to take account of changing circumstances such as project completions, start dates and funding streams it will not be incorporated into the Local Plan but will sit alongside it. Given that the detail of those projects identified later in the plan period will evolve as greater certainty emerges, keeping the ~~S~~Strategy for Infrastructure~~req~~as a ~~live~~document is a more suitable option.

Based on the responses from public and private sector infrastructure providers the levels and location of development identified in the Local Plan will not be compromised by infrastructure shortcomings. Inevitably, the timing and funding for some infrastructure works identified in the Strategy remains uncertain. The Borough Council will continue to work with providers to support the delivery of those projects. Where the delivery of development is dependent upon infrastructure projects, development will be phased to coincide with the release of additional infrastructure capacity.

### **Infrastructure required to deliver the strategic objectives of the plan**

The six strategic objectives represent the key delivery outcomes that the Local Plan should achieve.

#### **SO1: Climate change and sustainability**

This objective aims to reduce the Borough's carbon footprint and mitigate the effects of climate change by encouraging construction methods that reduce energy consumption, advocating the re-use of previously developed land wherever possible and promoting renewable and low carbon energy. It also seeks to ensure that the majority of new growth is directed to the most sustainable locations, the main centres of population, but at the same time recognising the need to support rural communities and economies.

Infrastructure issues;

- Delivering sustainable development

This is an overarching strategic objective and the infrastructure issues raised are more directly related to the proceeding objectives. Whilst it is a more sustainable approach to locate the bulk of growth within the main urban areas where the facilities, services and utilities infrastructure are already in-situ, capacity is not finite, and as such the strategy selected will give rise to infrastructure strain. Local Plan Policies S21-26 provide the necessary framework to enable identified infrastructure gaps to be addressed.

- Key identified projects
  - None

#### **SO2: Housing**

This strategic objective seeks to ensure that Allerdale has a balanced housing market that delivers a mix of housing type and tenure to meet the needs of all communities, including affordable housing and accommodation for older people and people with disabilities. This will necessitate a deliverable supply of housing land that meets the needs of the community and local economy and the support of housing renewal projects and re-use of empty properties.

Infrastructure issues;

- Affordable housing

The affordability of housing is a significant issue with in Allerdale and the provision of affordable homes is one of the Council's key priorities. Whilst house prices in the Borough are not considered high by national standards, they are considered unaffordable when compared to average household incomes. The problem is particularly acute at entry level with many local people, especially younger people, finding themselves priced out of the market. Local Plan Policy S8 will play an important role in securing developer contributions for affordable housing within new residential development

schemes. The flexible criteria of Local Plan Policy S9 are also aimed at stimulating the delivery of affordable dwellings via rural exceptions sites.

- Extra care Housing

Allerdale has an older population than the national average and this trend is forecast to continue into the future. One of the strategies produced by Cumbria County Council to meet the needs of an ageing population is to expand the provision of extra care housing. Local Plan Policy S10 seeks to support the delivery of extra care housing schemes. The Council will also work with social and health care partners to identify sites for extra care housing schemes through the Site Allocations Development Plan Document.

- Renewal schemes

There are certain areas within the Plan Area that are subject of low environmental quality and housing demand. The Council have undertaken a number of renewal schemes in recent years that has successfully upgraded and refurbished deteriorated stock and reversed housing market failure. Local Plan Policy S7 seeks to support proposals and funding bids for renewal projects.

- Key identified projects;
  - None

### **S03: Economy**

This strategic objective seeks to maximise the economic opportunities identified in the West Cumbria Economic Blueprint in order to diversify the urban and rural economic base of the Plan Area and enable a prosperous low carbon economy. The strategy also includes the delivery of a wide range of high quality employment sites and premises, particularly within the Lillyhall Industrial Estate, and supporting the development opportunities at the Ports of Workington. Key to this strategy is the need to support the development of further and higher education in the Plan Area and improve educational attainment and skill levels. By virtue of Allerdale's natural/historic assets tourism is a key contributor to the local economy and the development of sustainable tourism and the provision of high quality accommodation and attractions is also a key objective.

Infrastructure issues;

- Delivery of key projects identified in the West Cumbria Economic Blueprint  
Projects such as the development of the roles of the Port of Workington and Lillyhall could be realised without any significant infrastructure upgrades, although the delivery of some transport projects would render the sites more marketable and attractive to inward investors. These projects are outlined in the proceeding transport section.
- Further and higher education

The existing Lakes College West Cumbria and ENERGUS campuses provide opportunities for further and higher education within Allerdale and provision will be further enhanced by facilities such as the Workington technical college. Local Plan Policy S15 seeks to support proposals that will raise the skills in the Plan Area. The Council will also work with the education delivery partners to identify potential sites for new/expanded facilities through the Site Allocations Development Plan Document.

- Digital connections

Projects to improve Broadband availability and access within the Borough are currently being progressed that will maximise the economic opportunities identified in the West Cumbria Economic Blueprint. Policy S13 seeks to support proposals that contribute towards the improvement of digital connections in the Plan Area and Policy S21 enables the Council to seek developer contributions for the provision of such infrastructure.

- Key identified projects

1. Delivery of Superfast Broadband

#### **SO4: Transport**

This strategic objective seeks to ensure that new development is located in the most sustainable locations, that are accessible by all transport modes and that reduce the need to travel. The strategy identifies the need to improve essential road, port and rail infrastructure improvements that will support economic growth and key economic projects, particularly those associated with the West Cumbria Economic Blueprint. The need to improve levels of accessibility to services and facilities across the Plan Area is also a key feature of the Plan. Environmental improvements are also required to mitigate the impacts associated with heavy traffic flows through some settlements located along the principal highways.

- Road

No projects are identified as being critical to the delivery of the growth strategy set out in the Local Plan, although a number are considered integral to the delivery of key projects, such as schemes improving access from the main highway networks (A66/A595) to the Port of Workington and the adjacent employment areas. Schemes have also been identified that would improve the environment within a number of settlements that lie along the A595/A596 routes by reducing the volume of traffic and improving air quality. The provision of road infrastructure and the safeguarding of the routes of identified future schemes is supported by Policy S23. Policy S21 enables the Council to seek developer contributions for the upgrades to the highway network that are required to serve and mitigate the impacts of new development.

- Rail



The Cumbria Coast Line is identified as playing a key role in supporting the objectives of the West Cumbria Economic Blueprint, particularly in relation to the development of the Port of Workington. Although not identified as critical, a number of improvements to the line have been identified as being essential, the most significant of which are the provision of interchange facilities and improved station environments. Policy S23 supports proposals which involve improvements to the Cumbria Coast Line.

- Port development

Although no additional transport infrastructure has been identified as being critical to the development of the Ports of Workington and Silloth, schemes have been identified that would enable them to fully realise their long-term ambitions. These involve upgrades to the local highway networks, which in turn, link to wider improvement schemes to improve accessibility from strategic routes. Policy S23 seeks to enhance access and ensure that future transport routes are safeguarded. The Council will also work with Port operators to identify potential sites for expansion through Site Allocations DPD.

- Pedestrian and cycle routes

A key theme running through the plan is to reduce the need to travel and improve accessibility to urban-based services and facilities, as well as the wider countryside. Part of this strategy involves protecting and enhancing Public Rights of Way and designated cycle routes in order to make them more attractive and increase their levels of use. Policy S22 provides the framework that underpins this aim, with priority given to the needs pedestrians and cyclists. Policy S21 enables the Council to seek developer contributions for the upgrades and extensions to the pedestrian and cycle routes that are required to serve and mitigate the impacts of new development.

- Key identified projects

1. Workington Southern Link Road
2. Wigton Bypass
3. Port of Workington access improvements
4. Workington, Maryport and Wigton station transport hubs

### **SO5: Built and Historic Environment**

This objective seeks to ensure that all new development meets high standards of design whilst relating well to existing development and minimising impact on local amenity. The conservation and enhancement of historic assets and their settings is also a key priority within this objective. As well protecting and enhancing the built environment the need to ensure that the social, community and utility related infrastructure is adequate to serve existing and future residents is also identified. In light of recent events in the Plan Area the need to minimise the risk from flooding to properties and residents is also a key priority.

- Infrastructure Issues:

- Education

The Local Education Authority has identified that the levels and spatial distribution of growth set out in the Local Plan may result in capacity issues at some primary and secondary schools within certain areas. These capacity issues are not considered to be critical and can be mitigated through developer contributions. The Council will support the Local Education Authority in delivery of new education, sports and recreation facilities via Policy S25 and the potential allocation of sites through the preparation of the Site Allocations Development Plan Document.

- Health

The NHS Cumbria is in the process of delivering their 'Closer to Home' strategy, which includes the upgrading of community hospital facilities within the county. New facilities have already been delivered in Workington (2005) and Cockermouth (due to open 2013). Plans are currently underway to provide new facilities in Maryport and Wigton over the next few years. The Council will support NHS Cumbria in delivery of these facilities via Policy S26 and the potential allocation of sites through the preparation of the Site Allocations Development Plan Document.

- Utilities

There are a number of settlements identified within the hierarchy that have been identified as having constraints in relation to the disposal/treatment of surface and waste water. These capacity issues are not considered to be critical and can be dealt with either by developer contributions via Policy S21 and/or by phasing sites so that constraints can be relieved in utility company asset management plans. The requirement to phase residential development sites as a result of drainage capacity issues will be addressed in the Site Allocations Development Plan Document.

As a result of proposed changes to the abstraction at Ennerdale an alternative means of supplying West Cumbria with drinking water will need to be developed by United Utilities. The Draft Water Resources Management Plan 2013 identifies 3 potential options to achieve this. United Utilities will work closely with the Council in developing the preferred solution.

- Open space

The Allerdale Open Space, Sports and Recreation strategies and community engagement exercises have shown a significant deficiency in leisure and recreational facilities for children and, in particular, teenagers. The Council will seek to address these deficiencies through developer

contributions, via Policies S21, S25 and S26, and potential designation sites through the Site Allocations Development Plan Document.

- Flooding

As a result of its location between coast and Lake District fells, a number of settlements within the Plan Area are at risk from tidal and/or fluvial flooding. Local Policy S29 seeks to mitigate potential flood risk by having a presumption against development on land that has been identified as being susceptible to flooding. In settlements identified as priority areas for the installation flood management schemes the Council will support those partner organisations responsible for the delivery of project.

- Key identified projects

1. Upgrade to community hospital facilities at Wigton and Maryport
2. Upgrade wastewater treatment works at Cockermouth with associated upgrades to the sewerage network.
3. United Utilities will develop a project to secure drinking water supplies to West Cumbria following changes to the abstraction regime at Ennerdale.

### **SO6: Natural Environment**

This objective seeks to protect and enhance the natural landscape, including ancient woodland and geological assets, from unnecessary and harmful development. Special protection is to be afforded to the Solway Coast AONB while there are also other areas of undesignated landscape of high quality. Protected sites and species are to be afforded the highest levels of protection to ensure the ability of habitats and species to adapt to climate change. A key issue is the maintenance and where possible, improvement of water and air quality across the Plan Area. An overarching aim is to develop the network of green infrastructure incorporating spaces and other natural features which connect town and country.

- Infrastructure issues
- Green infrastructure

A number of transport and environmental schemes have been identified that would contribute to and strengthen the network of green infrastructure throughout the Plan Area. Local Policy S24 provides the framework and seeks to support such projects. The Council will also work with local communities and partners to identify potential sites for open space and recreation that will supplement the existing network through the through the Site Allocations DPD.

- Key identified projects

1. Hadrian's Wall Cycleway

**Appendix 9: Saved policies and policies replaced**

Local Plan Policy (1999)	Proposed Local Plan –Strategic policy (s)	Proposed Local Plan – Development Management policy (s)	Notes
<b>Environment</b>			
EN1	S2, S3,S22		
EN2	S2, S19	DM12, DM14	
EN3		DM14, DM17	
EN4		DM17	
EN5	S32		
EN6	S32		
EN7	S32		
EN8			Delete
EN9	S30		
EN10			Delete
EN11	S2		
EN12	S2, S29		
EN13	S2, S29		
EN14	S29		
EN15	S29		
EN16	S29		
EN17	S36		
EN18	S32		
EN19	S33	DM17	
EN20	S34		
EN21	S34		
EN22			Delete
EN23			Delete
EN24	S27		
EN25	S3, S33		
EN26	S35		
EN27	S35		
EN28	S35		
EN29			Delete
EN30			Delete
EN31	S35		
EN32	S35		
EN33	S35		
EN34	S35, S36		
EN35	S35		
EN36			Delete
EN37			Delete
EN38	S5		

Appendix 9 - Saved policies and policies replaced

EN39	S4, S14		
EN40			Delete
EN41			Delete
EN42	S24		
EN43			Delete
WKEN1			Save
WKEN2			Delete
WKEN4			Save
MEN1			Save
MEN2	S6b, S25, S27, S35		
MEN3	S27		
CEN1	S6c, S35		
WEN1			Save
WEN2			Save
SEN1	S6e, S34		
SEN2	S28, S34		
SEN3			Save
REN1			Save
<b>Housing and Settlement Pattern</b>			
HS2			Save
HS3			Save
HS4	S5	DM2	
HS5	S5		
HS6	S31		
HS7			Delete
HS8		DM14	
HS9	S2		
HS10			Delete
HS11			Delete
HS12	S4	DM14, DM15	
HS13			Delete
HS14	S8		
HS15	S9		
HS16	S9		
HS17		DM12	
HS18	S11		
WKHS1			Save
WKHS4			Save
WKHS8			Delete
WKSR1			Delete
WKSR2			Delete
WKSR3			Delete
WKSR4			Delete
WKSR5			Delete
WKSR6			Delete
WKSR7			Delete
WKSR8	S25, S26		

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Appendix 9 - Saved policies and policies replaced

MHS3		DM1	
MHS4		DM1	
MHS5	S16		Delete
CHS3		DM1	
CHS4	S16		Delete
WHS1			Save
WHS2			Delete
WHS3			Delete
WHS4			Delete
SHS2			Save
SHS3	S16		
RHS3			Save
RHS4			Delete
RHS5			Delete
RHS6			Delete
RHS7	S7	DM1	
RHS8	S7	DM1	
<b>Regeneration and Employment</b>			
EM1			Save
EM2			Save
EM3	S12	DM3	
EM4	S4	DM14, DM15	
EM5	S4, S5, S12	DM14	
EM6	S4, S5, S12	DM14	
EM7	S4	DM14	
EM8	S4	DM14	
EM9	S32		
EM10	S32		
EM11			Delete
EM12	S32, S36		
EM13	S32, S36		
EM14	S15, S13		
EM15		DM13	
EM16			Delete
EM17		DM15	
WKEM2			Save
WKEM3			Save
WKEM4			Save
WKEM5			Save
WKEM6			Save
WKEM7			Save
WKEM8			Delete
MEM1			Delete
MEM2			Save
MEM3	S6b, S16, S17		Delete
CEM1			Save
CEM2			Delete

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Appendix 9 - Saved policies and policies replaced

CEM3			Delete
CEM4			Delete
SEM1			Save
REM1			Save
REM2			Delete
REM3			Save
REM4			Save
REM5	S14		
REM6	S14	DM6	
REM7	S14	DM6	
REM8	S14	DM6	
REM9			Save
REM10			Save
<b>Transport</b>			
TR2			Delete
TR3	S22		
TR4	S22		
TR5	S22		
TR6	S22		
TR7			Delete
TR8	S4, S22	DM14	
TR9	S4, S22	DM14	
TR10	S2, S4, S22		
TR11	S2, S4, S22		
TR12			Delete
TR13	S2, S4, S22		
TR14			Delete
TR15	S23		
WKTR1			Save
WKTR2			Save
MTR2			Delete
CTR3			Delete
CTR4	S24		
CTR5			Delete
CTR6			Delete
WTR1			Delete
WTR2	S2, S4, S22		
WTR3	S2, S6d		
WTR4			Delete
ATR1	S2, S6f		
RTR1			Delete
RTR2	S24		Delete
RTR3	S24		Delete
<b>Renewable Energy</b>			
WKRE1	S19		
<b>Conservation</b>			
CO1	S4, S27		

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Appendix 9 - Saved policies and policies replaced

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CO2	S4, S27		
CO3	S4, S27		
CO4	S4, S27	DM14	
CO5	S4, S27		
CO6	S4, S27	DM7, DM14	
CO7	S27	DM11	
CO8			Delete
CO9			Delete
CO10			Delete
CO11		DM17	
CO12	S27		
CO13	S27		
CO14	S27		
CO15	S27		
CO16	S27	DM11	
CO17	S27		
CO18	S27		
CO19	S27		
CO20	S27		
CO21	S27		
CO22	S27		
CO23	S27, S28		
CO24	S27, S28		
WKCO1			Delete
MCO1			Delete
MCO2			Delete
MCO3			Delete
CC01			Delete
CC02			Delete
RC01			Delete
<b>Leisure</b>			
L1	S2, S4, S24, S25, S26	DM14	
L2	S2, S4, S24, S25, S26	DM14	
L3	S2, S4, S24, S25, S26	DM14	
L4	S26		
L5		DM10	
L6			Delete
WKL2			Delete
WKL3			Delete
WKL4			Delete
ML2			Save
ML3			Save
CL2			Delete
WL2			Save



Appendix 9 - Saved policies and policies replaced

RL2	S17		
RL3	S17, S24		
RL4	S17, S24, S22		
RL5			Save
RL6			Save
<b>Tourism</b>			
TM3	S17		
TM4	S17		
TM5	S17		
TM6	S17		
TM7	S17		
TM8		DM11	
WKTM1	S17		
MTM1	S6b, S17		
MTM2	S17		
MTM3			Save
MTM4			Save
MTM5			Save
RTM1			Save
<b>Town Centres and Retailing</b>			
RG1	S16		
RG2	S16	DM8	
RG3		DM7	
RG4		DM7	
RG5		DM7	
RG6		DM7	
RG7		DM9	
RG8	S16		
RG9		DM9	
RG10			Delete
RG11	S16, S26		
RG12		DM7	
WKTR3	S22		
WKTR4	S2, S22		
WKTR5			Delete
WKTR6			Delete
WKTR7			Delete
WKTR8	S2, S4, S22		
WKTR9	S2, S4, S22		
WKTR10	S2, S4, S22		
WKR5	S4, S16	DM7, DM14	
WKR6	S4	DM7, DM14	
WKR7	S4, S16	DM7, DM10, DM14	
WKR8	S16		
WKR9	S16	DM7	
WKR10			Delete
MRG2			Delete

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Appendix 9 - Saved policies and policies replaced

CRG2	S16		
SRG1	S16		
ARG1			Save
RRG1	S16, S26		
RRG2	S26		
<b>Coastal Zone</b>			
CZ1	S37		
CZ2	S37		
CZ3	S37		
CZ4	S37		
CZ5	S37		
<b>Allerdale Local Plan- First Alteration</b>	<b>Proposed Local Plan –Strategic policy (s)</b>	<b>Proposed Local Plan – Development Management policy (s)</b>	
Environment			
EN13	S2, S29		
EN16	S2, S29		
WKEN1			Save
REN2	S18		
<b>Housing and Settlement Pattern</b>			
HS4	S5		
HS6	S31		
HS7	S30		
HS8	DM14		
HS9	S2, S29		
HS15	S9		
HS16	S9		
RHS9	S31		
RHS10		DM2	
RHS11		DM2	
<b>Regeneration and Employment</b>			
REM5	S14		
<b>Leisure</b>			
WKL1			Save
<b>Tourism</b>			
TM2	S17		
TM7	S17		
<b>Town Centres and Retailing</b>			
WKRG3			Save
Others.			
Maryport Town Boundary	S16	DM9	
Glasson Development Limit			Save