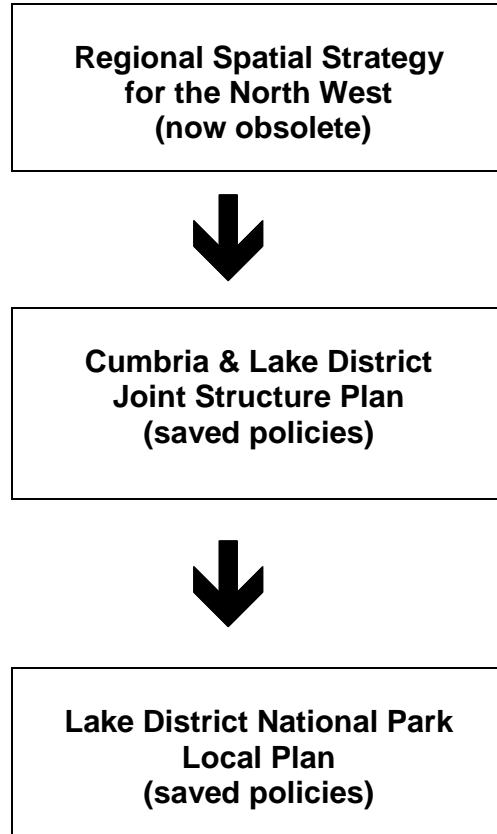
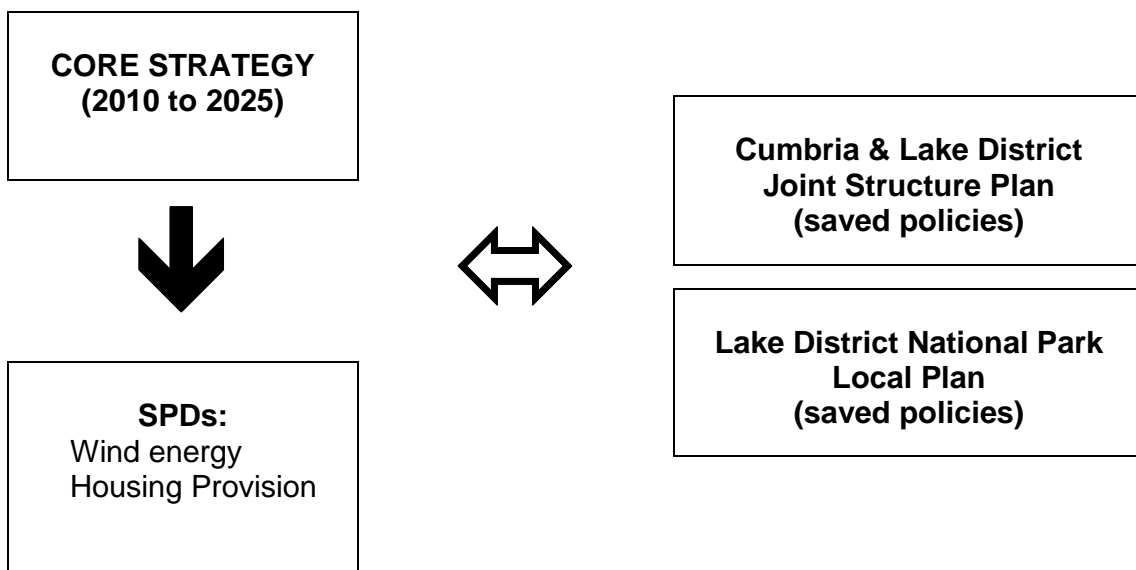


The 'Rough Guide' to the Core Strategy

The 'old' Development Plan:



The new Development Plan from 20 October 2010:



... and more guidance will follow in due course.

A guide to the Core Strategy policies

The policies on this page come together to form the spatial development strategy for the Lake District National Park for the period 2010 to 2025.

They provide a spatial expression of the Vision and they set out how we will achieve our strategic objectives spatially.

CS01 – the Vision and National Park purposes are at the heart of the document – landscape is always takes precedence.

CS02 – A new settlement hierarchy (and new combinations of settlements). See table 1 for a list of Rural Service Centres and Villages. Proportions of development across hierarchy established but largely self-governing.

We do not have Key Service Centres – even our larger towns such as Keswick serve no greater function or offer any greater range of services than smaller Rural Service Centres. All Rural Service Centres are equal in their status, but development must still be proportionate to size and population.

We have Cluster Communities. These are defined and not listed. Development has to be on previously developed land or reuse buildings, or be in domestic gardens.

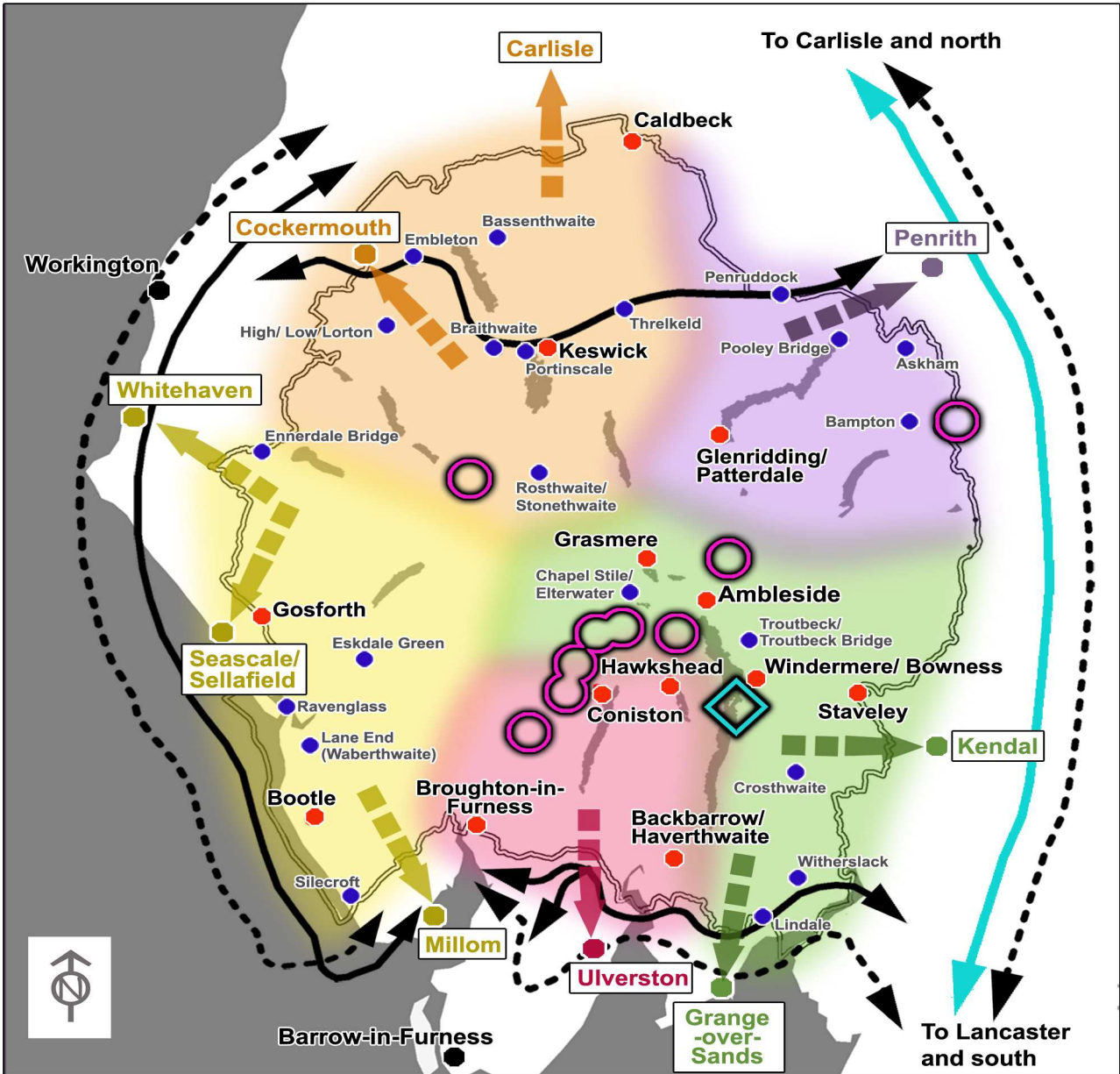
Open countryside is still protected – an ‘appropriate’ re-use of buildings is what the core policies may allow.

CS03 – We do not have settlement boundaries, but the considerations are explicit.

CS04 – CS09 – Distinctive Area policies. These guide how we should respond to different proposals in different areas. For example, the amount of affordable housing required in parts of the west may be more relaxed. Specific sites outside of the settlement hierarchy may be supported for certain uses etc. These areas are where we can be proactive in the future to address issues that are locally discreet.

There are 5 distinctive areas, plus the Windermere Waterfront programme, which allows a greater range of development on lakeshore sites than elsewhere – see Policy CS28.

Key Diagram



Key

- Lake District National Park boundary
- National and Regional Road Networks
- National and Regional Public Transport (Rail)

Distinctive Areas

- Linkages
- South Distinctive Area
 - West Distinctive Area
 - North Distinctive Area
 - East Distinctive Area
 - Central and South East Distinctive Area

Settlements

- Rural Service Centre
- Village

Strategic Locations (diagramatic)

- The Glebe
- Mineral Safeguarding Areas

The following policies are called ‘Core Policies’ – they focus on the principles relating to specific types of development as well as general principles which apply to all development.

CS10 – establishes design principles, and acts as a development management tool to require the highest standards of design.

CS11 – important sustainable development principles applying to all development. It includes useful requirements relating to efficient use of resources (including land/buildings - important for housing now PPS 30dph requirement has gone). This policy should inform all advice and decisions.

CS12 – Major development policy (not to be confused with ‘major’ applications) – but it applies to schemes which may not be considered to be major elsewhere in the country – think about the impact on special qualities and the character of the development rather than size.

CS13 – to be accompanied by a future SPD so will not be used regularly until then. Planning obligations should still be sought when necessary in any event.

CS14 – requires development to contribute to reducing need to travel / modal shift. No car parks to be permitted unless part of a strategic management scheme.

CS15 – location, orientation, layout and design of development must reflect need to be as energy efficient as practicable.

CS16 – Requires all new housing developments and development over 200sqm floorspace to generate energy from renewable/low carbon sources to reduce predicted CO2 emissions by 10% + (although less is acceptable if evidence exists that it is not viable).

CS17 –flood risk issues: reflects application of Sequential Test and Exception Test.

CS18 – permits new dwellings where they contribute towards meeting an identified local need or local affordable need with *priority* given to the delivery of affordable housing. *Priority* means:

- 100% affordable on allocated sites (except in West Distinctive Area), and
- development proposals on windfall sites for four or more houses must reflect the local affordable need. In these cases a maximum of 3 houses for local need will be allowed.

Local connection and eligibility criteria will be provided in the new Housing Provision SPD – further details available after 27 September. This will include restrictions that occupants must have a need to be in the ‘locality’ which will be a defined group of parishes.

Also provides gypsy and traveller site guidance.

CS19 – supports and protects community, health and education facilities. Opportunity for developer contributions to support such schemes.

CS20 – Central shopping areas – supportive of retail within. Elsewhere, there needs to be a local community need – this means evidence of a need for floorspace for either comparison or convenience goods – our retail study may be a proportionate piece of evidence for small scale proposals.

The policy resists change of use of shops.

CS21 – Protects open space and recreation facilities. Requires provision to meet demand generated by development.

CS22 – Establishes where we will support different types of employment development, also to be read alongside CS02 etc.

CS22a - Reuse of buildings for holiday letting accommodation

We will only consider the reuse of an existing building to provide holiday letting accommodation where it would:

- Not utilise a site that is suitable for meeting a local need or local affordable need (i.e. the building is in the open countryside and not a Rural Service Centre, Village or Cluster Community), and
- Use a building which is not viable or suitable for reuse for employment uses under the provisions of Policy CS22

Policies CS10 and CS11 will apply to all proposals.

CS23 – farm diversification must demonstrate sustainable practices / outcomes. If buildings are needed, it must involve reuse or extension of existing buildings.

CS24 – Tourism development to be in Rural Service Centres (or Pooley Bridge and Ravenglass) unless justified to be elsewhere.

Provides various criteria, including for year-round tourism, and protects against loss of range of tourism accommodation.

CS25 – requires character-based approach to landscape issues arising from development (LCA will become SPD in 2011)

CS26 – provides protection to geodiversity and biodiversity interests (in addition to PPS9 and Habitats Regulations).

CS27 – Proposals must conserve and enhance the historic environment. Support appropriate re-use of important buildings.

CS28 – Lakeshore development criteria. Does not apply to parts of Windermere Waterfront (see CS08) or tarns (where we would resist all development).

CS29 – applies to mineral extraction proposals which are not major in nature. There must be a local need for stone/slate, but does not have to be the only market. Major proposals to be determined using MPS1 and CS12.

CS30 – safeguards mineral resources from sterilisation from other development.

CS31 – Waste management criteria. Support Kendal Fell Quarry site for a facility.

Saved Local Plan Policies (but Core Strategy policies carry greater weight where there is crossover)

Policy No	Policy Title
Chapter 2: Landscape, Environment, Wildlife and Cultural Heritage	
NE12	Protection of woodlands and trees
NE14	Protection of historic landscapes
NE15	Protection of ancient monuments and sites
NE16	Protection of archaeological sites
NE18	Protection of river corridors
Chapter 3: Conservation of the built environment	
BE1	Roof and wall materials
BE11	Conservation areas
BE12	Demolition in Conservation Areas
BE13	Alterations and extensions to listed buildings
BE14	Demolition of listed buildings
BE16	Re-use of listed buildings
BE18	Protection of important amenity open space
Chapter 4: Tourism	
T6	Hostels and outdoor centres
T9	Static caravan sites
T13	Individual holiday caravans
T16	Touring caravan sites
T17	Tented caravan sites
T18	Touring caravan/tented camping sites
Chapter 5: Housing	
H6	Occupancy of existing farmhouses
H7	Removal of agricultural/forestry conditions
H9	Replacement of substandard dwellings
H10	Mobile homes
Chapter 6: Employment	
E4	Land allocated for business (B1) and general industrial (B2) development
Chapter 7: Conversion and re-use of traditional buildings	
C7	Requirements for all conversions
C8	Removal of permitted development rights
Chapter 8: Agriculture	
A1	Agricultural and forestry buildings
Chapter 10: Transport	
TR2	Design of road improvements
TR3	Roadside service facilities
TR5	Public transport facilities
TR6	Taxi bases
TR10	The loss of off-street vehicle parking
TR11	Permanent public parking
Chapter 11: Sport and recreation	
S1	Loss of formal recreation sites
Chapter 12: Utility services and communications	
UT7	Telecommunications development

Saved Joint Structure Plan policies: (these are likely to expire once the Localism Bill is enacted)

EM13 - Employment Land Provision

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

T30 – Transport Assessments

T31 – Travel Plans

T33 - Telecommunications