

Cumbria and Lake District Joint Structure Plan Issues and Participants

Participants A representative from District Councils, GONW and NWRA to be invited to each session. Other participants as identified.

1 The approach to Sustainability and Development

- a) Are there inconsistencies between Policies ST1-4, Government Policy and RPG13?
- b) Are there aspects of Policies ST1-3 which require clarification, or need to be given greater or lesser emphasis?
- c) Is there a need for additional material to add substance to Policies ST1-3?
- d) Does the Plan provide the right balance of policies to meet the Governments objectives for sustainable development?
- e) Should the Plan take forward a 'net gain approach'?
- f) Is the strategy the appropriate place to identify targets for sustainability objectives?

Participants

Smiths Gore (Church Commissioners)

Furness Enterprise

West Lakes Renaissance

Rural Regeneration Cumbria

National Trust

Barton Wilmore (Russell Armer Ltd and Persimmon Homes)

Barden Planning Consultants

South Lakeland Friends of the Earth (FoE)

Environment Agency

Countryside Agency

English Nature

Friends of the Lake District (FLD/CPRE)

Stanwix Parish Council

WRG Waste Services Ltd

E.ON UK plc Renewables

2 The approach to promoting a sustainable spatial strategy

2.1 The rural-urban balance (Policies ST5-6)

- a) Does the Plan provide an appropriate balance between urban and rural areas and does this enable the social and economic viability of both urban and rural communities to be fostered in a sustainable way?
- b) Does the Plan provide an adequate guide to the scale of development required to support the RPG13 Policy SD3?
- c) Is there a conflict between the general thrust of Policies ST5 and ST6 and the specific locational guidance in Policies ST7 –11?
- d) Should the larger towns and villages in the National Park area be identified as key service centres, in particular: Keswick, Windermere/Bowness, Ambleside and Coniston?

- e) Are there other large villages outside the National Park which should be identified as key service centres, in particular: Shap, Askham and Arnside (and should there be others specifically identified as local service centres)?
- f) Does focusing development on key service centres work to the disadvantage of other settlements and result in an undesirable degree of infill pressure within the service centres themselves?
- g) Should the Plan be more positive and encourage new initiatives in rural areas?

Participants

Barden Planning Consultants
 Barton Wilmore (for Russell Armer Ltd and Persimmon Homes)
 Rural Regeneration Cumbria
 West Lakes Renaissance
 Smiths Gore
 Grange Over Sands Town Council
 Ambleside Chamber of Trade (CoT)
 South Lakeland FoE
 FLD/CPRE
 Countryside Agency
 Cumbria Inward Investment Agency
 South Lakeland Gateway Project
 Cumbria Rural Enterprise Agency
 Kirkbride Parish Council
 National Farmers Union
 Cumbria Chamber of Commerce and Industry
 Keswick Town Council

2.2 Ensuring development supports the needs of communities in different parts of the County (Policies ST7-11)

- a) Are the Sub County Areas an appropriate interpretation of RPG13 Policy SD3 and should AONB's and the Heritage Coast be separate Sub County Areas?
- b) Is sufficient weight given to the role of Carlisle and Barrow as regional towns and cities reflecting RPG13 Policy SD3?
- c) Is sufficient weight given to the emphasis in RPG Policy SD3 on Regeneration Priority Areas in Furness and West Cumbria?
- d) Is sufficient weight given to the distinct problems faced by West Cumbria and Furness and to the solutions that need to be identified?
- e) Should more detail be provided in the Plan describing measures to improve east-west transport communications between Barrow-in-Furness and West Cumbria and the rest of Cumbria, and should the key diagram draw attention to these transport corridors in the same way as RPG13 key diagram?
- f) Does the Plan adequately ensure that local housing needs are given priority in South and East Cumbria consistent with the intention of RPG Policy SD3?

Participants

Barton Wilmore (for Russell Armer Ltd and Persimmon Homes)
 Barden Planning Consultants
 FLD/CPRE

Eden Housing Association
Cumbria Inward Investment Agency
West Lakes Renaissance
Furness Enterprise
Rural Regeneration Cumbria
Countryside Agency
Mr R Wilson
Impact Housing Association

3 The approach to supporting the economy

3.1 Ensuring an appropriate supply of employment land

- a) Is the amount of land identified for employment purposes appropriate and does its distribution across the County address the needs of Cumbria?
- b) Does the Plan adequately reflect RPG13 Policies EC1-6?
- c) Does the provision made for employment land address specific deficiencies?
- d) Is the provision of land for port related development at Barrow and elsewhere appropriate?
- e) Taken together are the requirements of Policy EM13 excessively restrictive?
- f) Does Policy EM13 need to be made more specific to the varying pressures for change out of employment use experienced in different sub-areas of the County?

Participants:

Cumbria Inward Investment Agency
West Lakes Renaissance
National Trust
Mr D Brockbank
Friends of the Lake District
Kendal Town Council
Ambleside Chamber of Trade
Cumbria Chamber of Commerce and Industry
Furness Enterprise
Cummersdale Parish Council
HOW Commercial Planning Advisors
De Pol Associates for Northern Trust
Bardon Planning Consultants
Barton Wilmore for Russell Armer Ltd and Persimmon Homes

3.2 Employment development in rural areas

- a) Does the Plan give sufficient emphasis to economic development in rural areas?
- b) Is the policy limiting development of new buildings for employment in the open countryside to the requirements of existing businesses too restrictive?

Participants
Rural Regeneration Cumbria
FLD/CPRE
Countryside Agency
National Trust
Kentmere Parish Meeting
Kirkby Stephen Town Council
Northern Reaches Restoration Group
Country Land and Business Association
Cumbria Rural Enterprise Agency
National Farmers Union
Bardon Planning Consultants

3.3 Tourism development

- a) Does the Plan sufficiently reflect the approach to tourism taken in RPG13 Policy EC9?
- b) Does the approach to tourism development within and outside the National Park allow sufficient scope for the tourism industry and wider economy to be diversified and strengthened?

Participants
Cumbria Tourist Board
National Trust
Mr D Brockbank
National Farmers Union
Kendal Town Council
Rural Regeneration Cumbria
FLD/CPRE
British Waterways
Yorkshire Dales National Park Authority
Cumbria Chamber of Commerce and Industry
Ambleside Chamber of Trade
Windermere Lake Cruises
Lake District Peninsular Tourism Partnership
Barden Planning Consultants

4 The approach to providing housing

4.1 Scale of Housing Development

- a) RPG13 expresses in terms of 'annual average rates of housing provision'. Can an alternative approach based on new permissions with an additional 10% added for expiries be justified, along with a 4-5 year accounting period for monitoring purposes?
- b) Do existing permissions mean that there will be overprovision during the early years of the Plan?
- c) Are housing allocations appropriate and in particular is the housing allocation to Eden, South Lakeland and Carlisle unduly restrictive?
- d) Can the zero allocation of 'unfettered housing' in the LDNP be justified? Is it consistent with the Plan's aim of diversifying and strengthening the area's economy?

4.2 Affordable housing

- a) Are needs based policies appropriate to deliver affordable housing?
- b) Are policies on affordable housing consistent with National Guidance?
- c) Should the number of dwellings likely to be permitted under Policies H19-22 be estimated and included within Policy H17
- d) Should the terms 'affordable housing', 'social housing', 'local persons' 'locality' and 'community' be defined in the Plan or left to Local Plans?

4.3 Housing Renewal

- a) Does the Plan give sufficient emphasis to the problems of areas with low housing demand?

Participants

House Builders Federation

FLD/CPRE

Countryside Agency

Rural Regeneration Cumbria

Barton Wilmore (for Russell Armer Ltd and Persimmon Homes)

Barden Planning Consultants

Eden Housing Association

Impact Housing Association

Yorkshire Dales National Park Authority

Kentmere Parish Meeting

Kirkby Stephen Town Council

Dr GA Steele

Mr D Brockbank

Federation of Cumbrian Amenity Societies

Cumbria Tourist Board

Windermere and Bowness Civic Society

Country Land and Business Association

5 The approach to caring for the environment

5.1 Areas of national and international conservation importance

- a) Does Policy E34 properly reflect PPS7?
- b) Should other criteria be added to the policy?
- c) Does the Plan provide adequate protection to the setting of National Parks?

5.2 County Landscapes

- a) Is the designation of County Landscapes consistent with national and regional guidance?
- b) What benefits do County Landscape designation bring and would these landscapes be adequately protected by relying only on the landscape character approach?

5.3 The Coast

- a) Is the definition of the coastal zone appropriate?

Participants
National Trust
English Nature
Countryside Agency
FLD/CPRE
South Lakeland FoE
North Pennines AONB Partnership
Mr R Woolmore
Rural Regeneration Cumbria
Friends of Eden, Lakeland and Lunesdale Scenery (FELLS)
Friends of Rural Cumbria's Environment (FORCE)
National Farmers Union
Sir Martin Holdgate CB

6 The approach to renewable energy

- a) Should the Plan include, within policy, a target for the development of renewable energy in Cumbria based on the forthcoming partial review of RPG13 and if so what should it be?
- b) Is the Plans approach to renewable energy compatible with draft PPS 22? Would the identification of 'broad areas of search' assist in planning for renewable energy in Cumbria?
- c) The Plan specifies that a single wind turbine over a specified size will be treated as a major development within the National Park. Does this provide adequate protection? Does this go beyond national guidance?
- d) Are the criteria set out in Policies R44 and R45 adequately defined and are they appropriate and are additional criteria required including the need to safeguard the tourist economy?

Participants
FLD/CPRE
Friends of Eden, Lakeland and Lunesdale Scenery (FELLS)
Friends of Rural Cumbria's Environment (FORCE)
Cumbria Tourist Board
Rural regeneration Cumbria
Project CLAREN
E.ON UK Plc Renewables
West Coast Energy Ltd
National Trust
W Cumbria and N Lakes FoE
Yorkshire Dales National Park Authority
Kirkby Lonsdale and District Civic Society
Orton Parish Council
Sir Martin Holdgate CB
Npower Renewables
Baywind Energy Cooperation
Council for National Parks