



Allocations of Land (Local Plan Part Two)

- Housing
- Employment
- Waste Management
- Local Green Space
- Bowness Bay and The Glebe

Adopted November 2013



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The introduction of the National Planning Policy Framework has presented a new approach to plan making. Authorities must now produce a Local Plan (formerly known as the Local Development Framework), which may be a single document or a suite of documents. Our Core Strategy was adopted in October 2010, and now forms part of the Local Plan. For the purposes of this document it will be known as the Core Strategy (Local Plan Part One), and subsequently the Allocations of Land Development Plan Document will be known as the Allocations of Land (Local Plan Part Two). In line with National Planning Policy Framework guidance the 'Proposals Map' shall be known as the 'Policies Map'. We will consider combining these documents when the next review of the Local Plan is undertaken.

1 Introduction and context

- 1.1 We adopted the Lake District National Park Core Strategy (Local Plan Part One) in October 2010. With the support of our communities, we introduced new, pro-active planning policies to support development proposals, with environmental safeguards.
- 1.2 The provision of housing and employment opportunities for local communities are priority issues which the Core Strategy (Local Plan Part One) is focused on addressing.
- 1.3 Supportive planning policies are important to encourage development to happen. But we want to do more - the purpose of Allocations of Land (Local Plan Part Two) is to help to identify specific areas of land where we are confident in pro-actively supporting development for particular purposes.
- 1.4 Allocating land increases certainty about where development can take place. This benefits communities, landowners and developers alike. It significantly increases certainty over how planning decisions will be made on those sites.
- 1.5 Allocations can eliminate the need for developers to undertake time-consuming and costly searches for potentially suitable and available sites. This can, for example, make the difference between housing schemes being viable or not, or whether or not a business decides to locate in the National Park.
- 1.6 There are three main aspects of this document. These are:
 - 1 Allocating land for housing and employment
 - 2 The designation of Local Green Space (split between areas which are important for amenity and recreation) and
 - 3 The allocation of Bowness Bay and The Glebe as a location for strategic regeneration, in order to provide a world-class visitor experience, as part of the Windermere Waterfront Programme
- 1.7 The first two aspects are presented together in Section 1 of this document. Section 1 comprises of a detailed overview which applies to all allocations and Local Green Space designations throughout the National Park, with maps of each site provided in sub-sections for each of the five Distinctive Areas.
- 1.8 Section 2 of this document sets out the purposes and details of the allocation of Bowness Bay and The Glebe.

1.9 We have also produced a separate ‘Minerals Safeguarding Areas (Local Plan Part Three)’ document. As we are also a Minerals Planning Authority it is important that we safeguard known locations of specific mineral resources which are present in the Lake District National Park from being needlessly sterilised by non-mineral development – where minerals are of local or national importance.

2 A presumption in favour of sustainable development

2.1 This Allocations of Land (Local Plan Part Two) document is supporting the Core Strategy’s approach of facilitating sustainable development – and is helping to achieve key priorities for the Lake District National Park and its communities, in line with the Vision.

The Vision for the Lake District National Park

The Lake District National Park will be an inspirational example of sustainable development in action.

It will be a place where its prosperous economy, world-class visitor experiences and vibrant communities come together to sustain the spectacular landscape, its wildlife and culture.

We will see the following outcomes:

A prosperous economy

Businesses will locate in the National Park because they value the quality of opportunity, environment and lifestyle it offers. Many will draw on a strong connection to the landscape and entrepreneurial spirit will be nurtured across all sectors and traditional industries maintained to ensure a diverse economy.

World-class visitor experiences

High quality and unique experiences for visitors with a stunning and globally significant landscape. Experience that competes with the best in the international market.

Vibrant communities

People successfully living, working and relaxing within upland, valley and lakeside places where distinctive local character is maintained and celebrated.

Spectacular landscape

A landscape which provides an irreplaceable source of inspiration, whose benefits to people and wildlife are valued and improved. A landscape whose natural and cultural resources are assets to be managed and used wisely for future generations.

2.2 The Vision for the Lake District National Park is an expression of what sustainable development looks like in our locally distinctive context. In turn, the Core Strategy (Local Plan Part One) provides a spatial expression of the Vision, the focus of which is to support sustainable development – and these

allocations further that spatial expression by pro-actively facilitating sustainable development throughout the Lake District National Park.

- 2.3 The Government published the National Planning Policy Framework (NPPF) in March 2012, also at the heart of which is a presumption in favour of sustainable development.
- 2.4 Consistent with the NPPF, we are positively seeking opportunities to meet the development needs of the Lake District National Park. These allocations aim to meet objectively assessed needs, supported by policies which allow us to be flexible and to adapt to rapid change. But we recognise, like the NPPF, that the landscape and scenic beauty of National Parks is afforded the highest status of protection. The allocations and policies within this document therefore need to be read as a whole, alongside other components of our Local Plan and any adopted Neighbourhood Plans.

Policy AL1: National Planning Policy Framework - Presumption in favour of sustainable development

When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. We 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, 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 we will grant permission unless material considerations indicate otherwise – taking into account whether:

- 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
- Specific policies in that Framework indicate that development should be restricted.

3 Our Duty to Cooperate

- 3.1 The 2011 Localism Act formally introduced a statutory duty for neighbouring local planning authorities to cooperate with one-another when producing

plans and policies. We have consistently and positively worked alongside our four neighbouring local planning authorities and county council in the production of this and previous planning documents. There has been mutual cooperation to ensure that our approach is the most effective for the Lake District National Park, whilst also having regard to a range of cross-boundary issues.

4 Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA)

- 4.1 All development plan documents that form part of our Local Plan are subject to a Sustainability Appraisal (SA) which meets the requirements of the Strategic Environmental Assessment (SEA) under EU Directive 2001/42/EC. The aim is to determine how well policies or proposals provide for sustainable development, and whether there are any adverse effects on environmental interests.
- 4.2 Similarly, Regulation 6(61) of The Conservation of Habitats and Species Regulations 2010 requires local plan-making authorities to assess the potential impacts of land use plans on the Natura 2000 network of European protected sites. This includes Special Areas of Conservation (SACs) and Special Protection Areas (SPAs). Under UK Government policy potential SPAS, candidate SACs and listed Ramsar Sites are also included. The process by which the impacts of a plan are assessed against the conservation objectives of a European site is known as the 'Habitats Regulations Assessment'. This tells us whether there is likely to be any significant effect on any European site.
- 4.3 We commissioned an independent SA and HRA during the stages of formulating this allocations document, at both the 'Issues and Options' and 'Preferred Options' stages. We have taken these assessments into account during the process of shortlisting and identifying which sites should be allocated.

Section

1

Housing, Employment, Waste Management and Local Green Space

Section 1

5 Housing, Employment, Waste Management and Local Green Space

- 5.1 The allocations within this document have been identified specifically to contribute towards meeting known needs and demands within the Lake District National Park – as outlined in the Core Strategy (Local Plan Part One).
- 5.2 Specifically, the Core Strategy (Local Plan Part One) says that we will:
- make provision for 900 dwellings between 2010 and 2025, giving priority to the delivery of affordable housing (see Policy CS18)
 - support business and employment opportunities and maintain a minimum rolling five-year supply of 3.1 hectares of employment land in order to meet the anticipated requirement for 9.2 hectares by 2025 (see Policy CS22)
 - seek to allocate Kendal Fell Quarry for a waste management and treatment facility (see Policy CS31) in order to assist South Lakeland District Council achieve their strategic aspirations for Canal Head in Kendal, which requires the relocation of a household waste recycling centre and
 - protect open spaces and recreation facilities by designating them accordingly as ‘Local Green Space’ (see Policy CS21)
- 5.3 We have allocated land throughout the Lake District National Park for housing, for employment, and for a mixture of the two uses. We have also allocated Kendal Fell Quarry in line with the Core Strategy’s intention.
- 5.4 We have not worked to minimum ‘targets’ for allocating land in specific locations. This approach would have potentially compromised our commitment to only allocate sites where we can demonstrate that they are well suited for their intended use(s).
- 5.5 We have also designated important Local Green Space. Unsurprisingly, there is a limit to the amount of land in the Lake District National Park which is suitable for development – the local environment has a finite capacity due to factors such as landscape impact, flood risk, ecology and settlement form. This can place pressure on important open spaces which are valued by local communities. Designating these important areas as Local Green Space normally rules out development in these locations.

6 What does it mean if land is not allocated?

- 6.1 These allocations make a significant contribution towards identifying the land needed in different areas for these priority developments. We have allocated land where we are confident about pro-actively supporting development because we know it is suitable, and we know that there is a high likelihood of it being made available by the landowner.
- 6.2 Where a site is not allocated, we still have a presumption in favour of sustainable development. This means that if a proposal accords with our adopted and up-to-date planning policies it will be supported, unless there are other material considerations which indicate otherwise.
- 6.3 Many sites which have been excluded from this final range of allocations are capable of accommodating development. The exclusion of any sites from this process does not necessarily imply that planning permission would not be granted for these or other uses.

7 How have we established which land should be allocated?

- 7.1 We have allocated land for development where we can demonstrate that it meets the tests of whether it is:
- **Suitable** – meaning we have assessed the site in detail and we are confident that the identified land can accommodate development without any unacceptable adverse impacts, the necessary infrastructure already exists or can be provided, and its location is in accordance with the Core Strategy (Local Plan Part One).
 - **Available** – we have talked to landowners and established that there is a reasonable prospect of them wishing to develop the land or sell the land for development, for the specified use.
- 7.2 The process of establishing the suitability of individual sites has been informed by detailed objective and technical assessments. This has taken place alongside extensive community engagement and consultation, which has directly influenced decision-making.
- 7.3 We have discussed all of the allocations with landowners and we have received their agreement in principle to their inclusion. We have not included any land where the landowner has indicated that they would not wish to release their land for the type of development proposed. Whether or not land is allocated, the landowner does of course retain full control over when or if land is ultimately developed. We will not be using any compulsory purchase powers.

8 Opportunities, issues and constraints on allocated land

- 8.1 We have deliberately refrained from using inflexible and prescriptive policies relating to individual sites. We already have an adopted range of positive and flexible planning policies – which enable the merits of all proposals to be considered objectively and consistently, whilst also being capable of adapting to rapid change.
- 8.2 We have undertaken detailed assessment work on every allocated site, which has inevitably identified a range of opportunities, issues and constraints which are site-specific. Whilst we want to ensure flexibility is maintained, in order to provide certainty over likely development requirements and expectations every site is accompanied by an overview which identifies site-specific information. This is intended to assist applicants with the formulation of a detailed development proposal, supported and guided by our Development Management service.
- 8.3 Full planning permission is required before allocated land can be developed. This means that the local community - including immediate neighbours - will be consulted, and the detailed proposals will need to illustrate how they have addressed identified site-specific opportunities and issues, as well as having regard to planning policy requirements and expectations as a whole.
- 8.4 Policy AL2 applies to all allocations for development. It ensures that the detailed site assessment work is used effectively and is used to inform proposals for their development, alongside the full range of planning policies.

Policy AL2: Site-specific opportunities, issues and constraints

We will support the development of allocated land where its use reflects the purposes of the allocation and where:

- site-specific requirements and considerations identified in Allocations of Land (Local Plan Part Two) have been satisfactorily addressed, and
- it accords with other relevant adopted Local Plan policies unless material considerations indicate otherwise.

9 The Distinctive Areas approach

- 9.1 The Core Strategy (Local Plan Part One) introduced the concept of there being five Distinctive Areas within the Lake District National Park. This approach recognises that a 'one size fits all' policy approach is not always as effective as policies which are tailored to recognising local needs and demands.
- 9.2 The allocations and Local Green Space designations are presented separately for each Distinctive Area within this document.
- 9.3 The Core Strategy (Local Plan Part One) contains a policy for every Distinctive Area. These policies state how much development overall is anticipated in each Distinctive Area. These proportions are broadly reflected by the amounts of land allocated in each area.
- 9.4 Within all of the Distinctive Areas there are 'Rural Service Centres' – which are those towns and villages which offer the greatest range of important local services and facilities, as well as housing, employment and transport opportunities. The Core Strategy (Local Plan Part One) (Policy CS02) states that we will facilitate at least 50 per cent of all development in Rural Service Centres. For this reason, the majority of allocations for development are in Rural Service Centres.
- 9.5 In identified 'Villages' we have also identified housing allocations where there is a proportionately high need. This is to help communities to meet their needs locally, and it is also in acknowledgment that many Rural Service Centres do not all have the environmental capacity to accommodate all of the development needs generated locally and from their wider hinterlands.
- 9.6 A map showing the Distinctive Areas is provided in Figure 1.

Figure 1: Lake District National Park Distinctive Areas

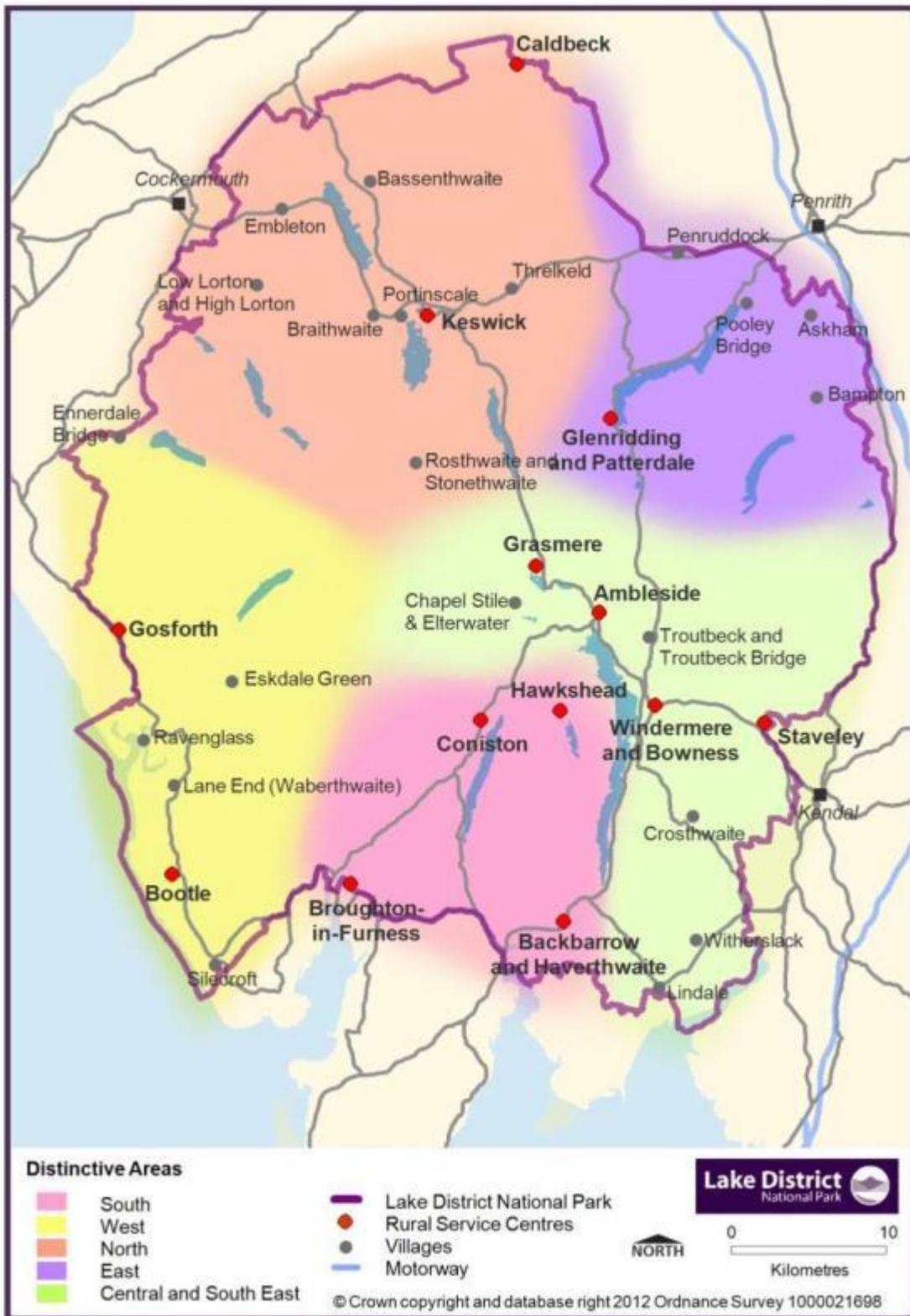


Table 1 outlines the indicative number and proportion of dwellings which could be accommodated on allocated land, by Distinctive Area, which is further broken down between Rural Service Centres and Villages.

Table 1: Indicative numbers of dwellings and proportions by Distinctive Area and by settlement hierarchy

Distinctive Area	Proportions of all development anticipated - by Distinctive Area	Approximate Number of dwellings required - by Distinctive Area	Approximate number of dwellings which could be accommodated on allocated sites - assuming 30 dwellings per hectare	Approximate proportion of dwellings on allocated land - by Distinctive Area	Proportion of allocated land in Rural Service Centres (RSC) and Villages - by Distinctive Area	
					RSC's	Villages
North	25%	225	85	19%	84%	16%
East	7%	63	18	4%	0%	100%
West	10%	90	72	16%	74%	26%
Central and South East	44%	396	240	55%	86%	14%
South	14%	126	26	6%	100%	No villages in South Distinctive Area
Totals	100%	900 (Park-wide target to 2025)	441	100%		

Table 2 provides details of the amount and proportions of employment land allocated in each Distinctive Area.

Table 2: Amount and proportions of shortlisted employment land by Distinctive Area

Distinctive Area	Proportions of all development anticipated - by Distinctive Area	Required Park-wide employment land provision to 2025 (9.2 hectare (ha)) split by Distinctive Area	Amount of employment land allocated by Distinctive Area	Proportions of employment land allocated by Distinctive Area
North	25%	2.3 ha	2.7 ha	30%
East	7%	0.6 ha	0 ha	0%
West	10%	1 ha	1.1 ha	12%
Central and South East	44%	4 ha	1.7 ha	19%
South	14%	1.3 ha	3.4 ha	39%
Totals	100%	9.2 ha	8.9 ha	100%

- 9.7 Tables 1 and 2 show that the amount of land allocated in each Distinctive Area is broadly consistent with the overall proportion of development anticipated in each area, with a small number of specific exceptions. These are explained in the relevant Distinctive Area section of this document.
- 9.8 The figures highlight the significant contribution that these allocated sites are able to make towards addressing local housing and employment needs. We have assumed that allocated 'mixed use' sites will have a 50:50 split between housing and employment uses, in order to calculate these approximate figures. In practice we will be flexible in our negotiations of what would be an appropriate mix on a case by case basis.
- 9.9 These figures do not take account of the Kendal Fell Quarry allocation, which is for a specific waste management use rather than for 'employment' in the broader sense that is supported by Core Strategy (Local Plan Part One) Policy CS22.

10 What can land which is allocated for 'employment' be used for?

10.1 Core Strategy (Local Plan Part One) Policy CS22 sets out our position on employment developments. The policy illustrates that typically employment uses fall within one of three use classes:

- B1 (a) Offices
(b) Research and development, for example studios and laboratories
(c) Light industry
- B2 General industry, for example general manufacturing
- B8 Storage and distribution, for example warehouses and distribution centres.

10.2 Employment uses are not confined to particular use classes – but have similar characteristics to the use classes identified in Policy CS22. Some employment uses which would be appropriate to take place on allocated land does not fall within any defined use classes (known as *sui generis* uses).

10.3 In simple terms, if a proposal would provide employment and there are no other policies which provide more relevant guidance for the type of development (for example, retail development which is guided by Policy CS20), it is likely that the development would be considered in line with Policy CS22 and the use of an accordingly allocated site would normally be supported in principle.

11 What can land which is allocated for 'housing' be used for?

11.1 Core Strategy (Local Plan Part One) Policy CS18 identifies the type of housing which will normally be supported on land allocated for housing. It is also important to read Policy CS18 alongside the Distinctive Area policies. The approach to housing in the West Distinctive Area is subtly different to other areas for instance, recognising that the housing market differs in this area relative to in other parts of the Lake District National Park.

12 Waste Management Facilities - Kendal Fell Quarry

12.1 In addition to meeting the needs and demands of communities and businesses within the Lake District National Park, we recognise that there are important cross-boundary linkages with neighbouring local planning authority areas.

12.2 In order to assist Cumbria County Council in delivering their Minerals and Waste Local Plan (previously Cumbria Minerals and Waste Development Framework Core Strategy and Generic Development Control Policies Development Plan Documents) Cumbria County Council has identified that six sites of two to three hectares are required in Cumbria for waste management and treatment facilities - in order to implement the Minerals and Waste Local Plan's strategic policies for managing waste. We committed to try and support their aspiration in Core Strategy (Local Plan Part One) Policy CS31, where we said we would seek to allocate Kendal Fell Quarry for a waste management and treatment facility.

- 12.3 We have allocated all land which falls within the quarry floor, which amounts to some 8.9 hectares. Whilst up to only three hectares is needed for this purpose we have avoided being prescriptive over the exact location until detailed proposals are available; this will allow for all impacts to be assessed, which in turn may help to inform which part of the quarry site is best suited for this development. Furthermore, we recognise that the precise impacts of development – including highways and environmental aspects - cannot be fully assessed and planned for until detailed proposals are outlined.
- 12.4 There may be scope for other types of development at Kendal Fell Quarry in addition, but no consideration has been given to the suitability of the site for any other purposes. South Lakeland District Council have produced allocations of land for Kendal and have not requested us to consider the inclusion of Kendal Fell Quarry for any other types of development. Any future proposals would therefore simply be considered through the normal development management process, working closely with South Lakeland District Council.

13 How have Local Green Spaces been identified?

- 13.1 We are committed to safeguarding important open spaces throughout the National Park. This commitment is established by Core Strategy (Local Plan Part One) Policy CS21, which says that we will protect Important Open Spaces.
- 13.2 We have named Important Open Space as Local Green Spaces in this document, to ensure consistency of language between this and the National Planning Policy Framework.
- 13.3 Local Green Space has been designated where we have evidence that specific areas of open space are locally important, either for their amenity value or because they provide formal recreation opportunities. Specifically:

Amenity Local Green Space is land which makes a significant positive contribution to the visual amenity or character of a settlement and, or it provides opportunities for informal recreation (such as dog walking) by the local community. Not all Amenity Local Green Space is publicly accessible.

Recreation Local Green Spaces designations are those areas which, based on evidence, are important locally because they provide needed formal recreation opportunities; examples of this designation includes football pitches and school playing fields.

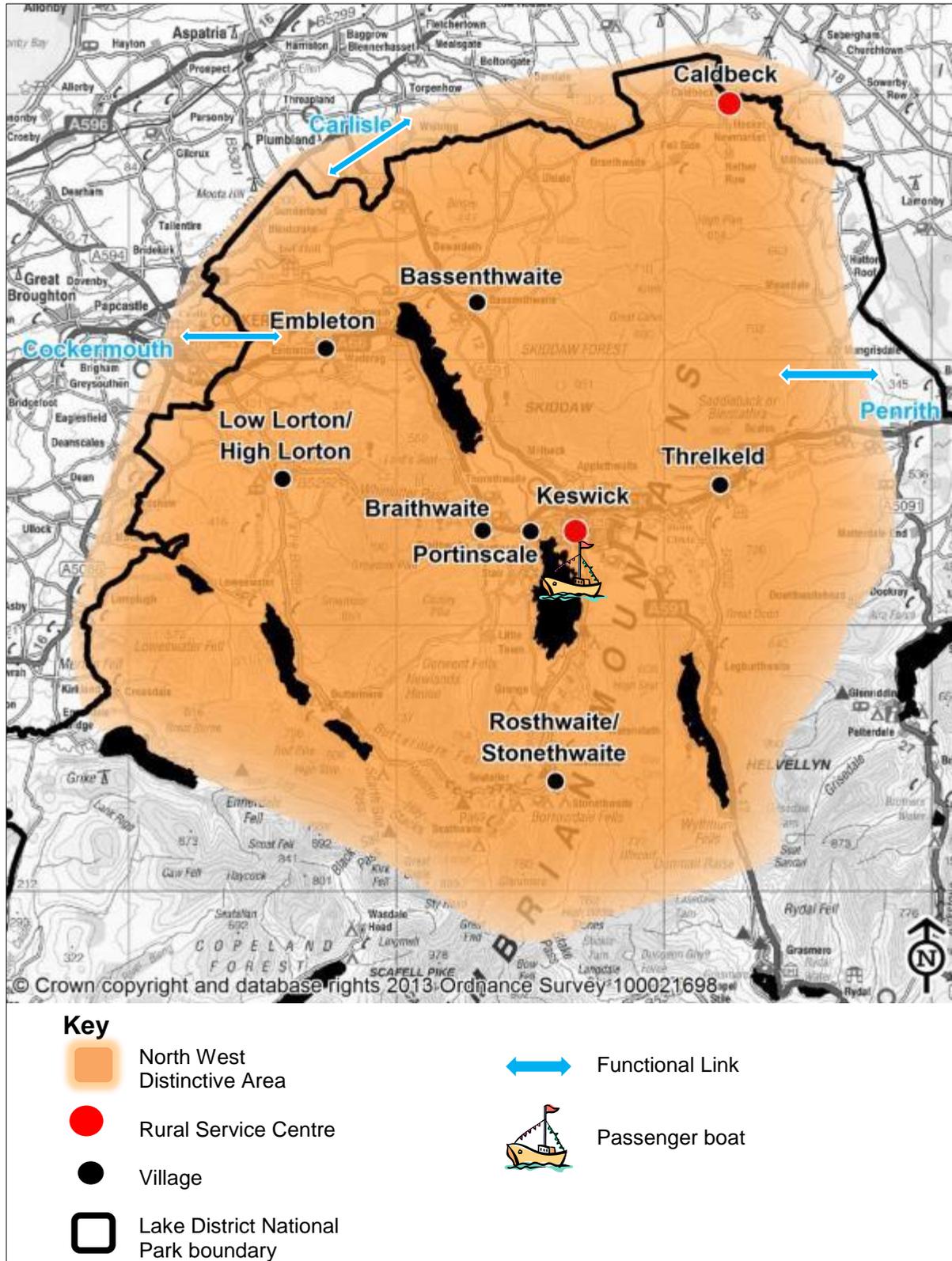
- 13.4 In all cases, Local Green Space has only been identified where it is in reasonably close proximity to the community it serves, and where there is otherwise likely to be pressure to develop the land in the future – because it is within or well related to a settlement or other development.

North Distinctive Area

14 The North Distinctive Area

14.1 The North Distinctive Area includes the Rural Service Centres of Caldbeck and Keswick and the Villages of Bassenthwaite, Braithwaite, Embleton, High and Low Lorton, Portinscale, Rothwaite and Stonethwaite, and Threlkeld. A map showing the North Distinctive Area and its principal settlements is shown in Figure 2.

Figure 2: The North Distinctive Area



15 Proposals for the North Distinctive Area

15.1 Approximately 17 per cent of the total land allocated for housing, and 29 per cent of allocated employment land in the National Park is located in the North. The proportion of the land allocated in each settlement is shown in Table 3.

Table 3: Area of land proposed for allocation in each settlement in the North Distinctive Area.

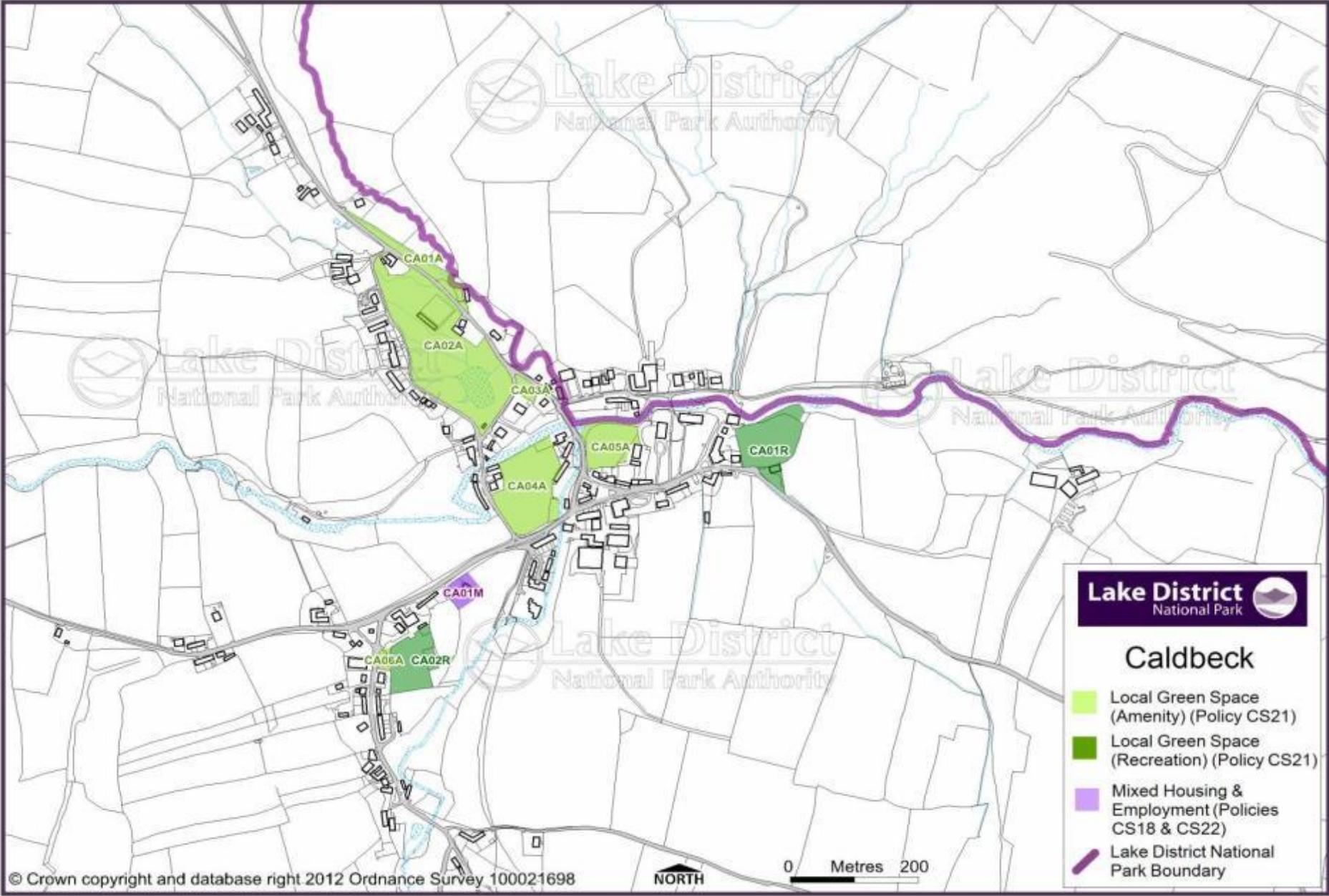
Rural Service Centres and Villages in North Distinctive Area (Rural Service Centre in bold)	Area (in hectares) of land allocated for affordable housing	Area (in hectares) of land allocated for employment use
Bassenthwaite	0.00	0.00
Braithwaite	0.00	0.00
Caldbeck	0.10	0.10
Embleton	0.00	0.00
High and Low Lorton	0.00	0.00
Keswick	2.28	2.15
Portinscale	0.10	0.00
Rosthwaite and Stonethwaite	0.35	0.00
Threlkeld	0.00	0.44
Totals in Distinctive Area	2.83	2.69

15.2 The majority of land allocated in this Distinctive Area is in Keswick. This will reinforce its role as a Rural Service Centre supporting a wider hinterland. These allocations will make a significant contribution to meeting housing needs and demands for employment land.

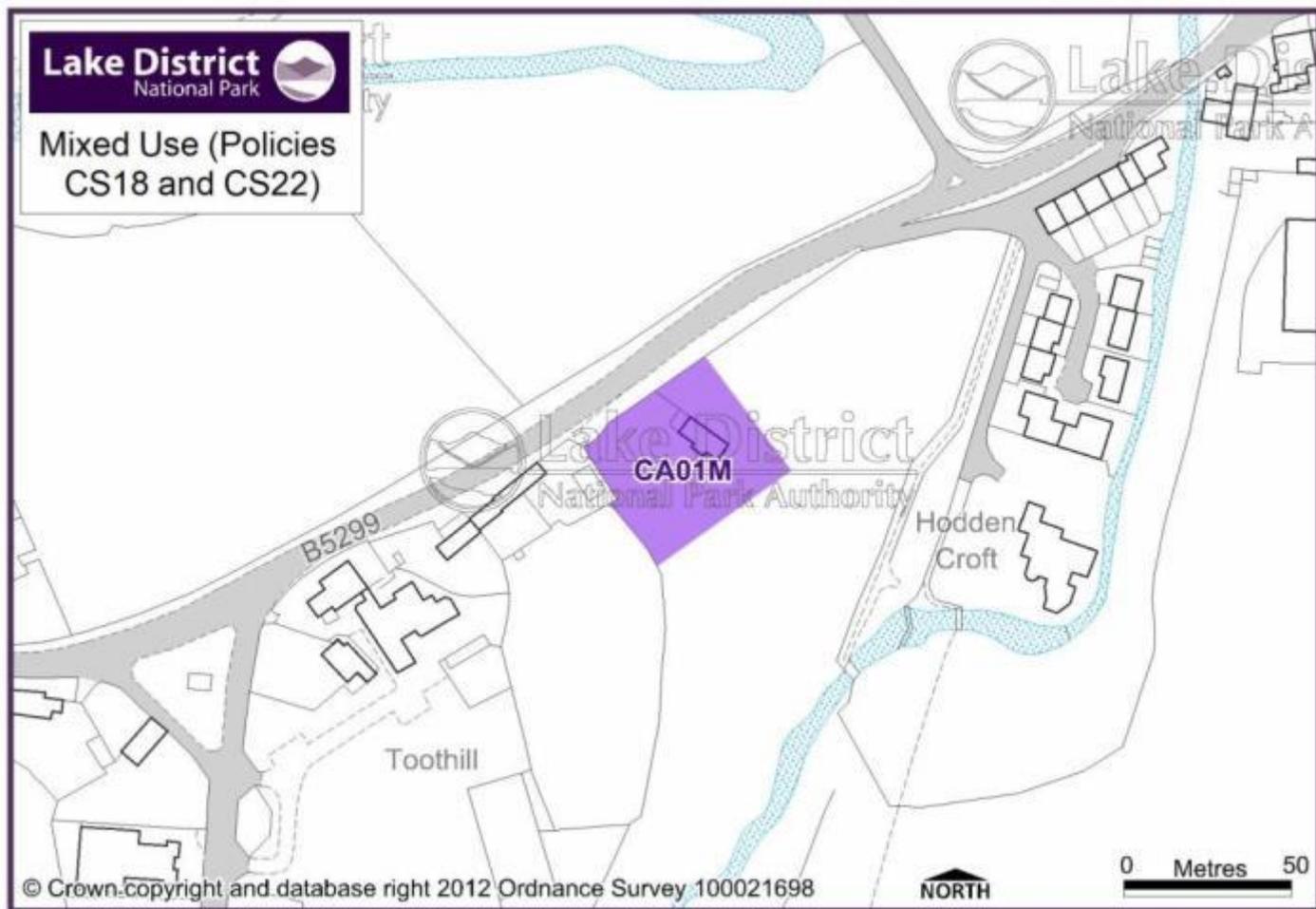
15.3 In accordance with Core Strategy (Local Plan Part One) Policy CS04 North Distinctive Area we have allocated land at Threlkeld for Employment Use.

15.4 We have shown Local Green Spaces on the settlement maps in this section and on the Policies Map.

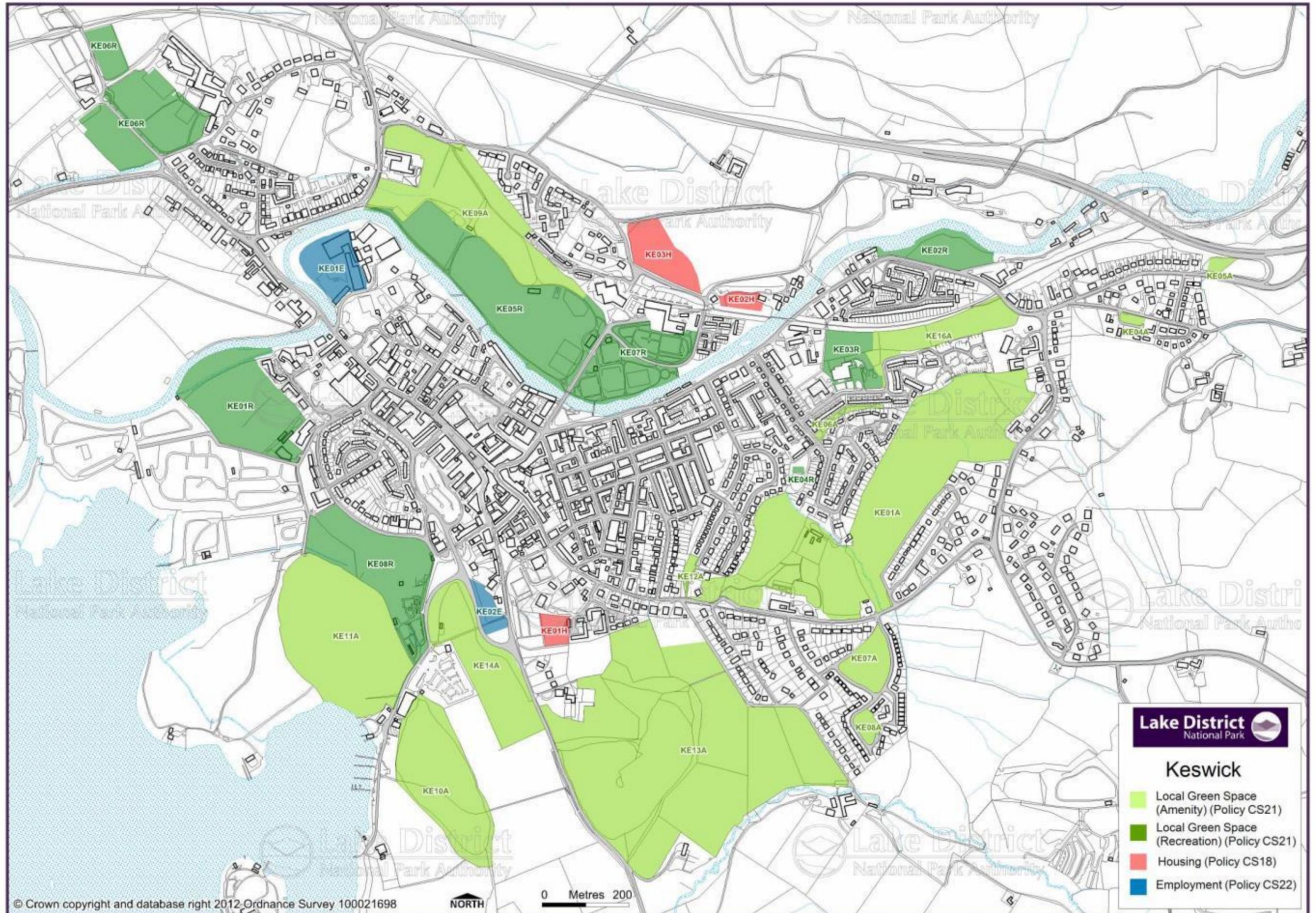
15.5 You should read individual site assessments alongside Development Plan policies.



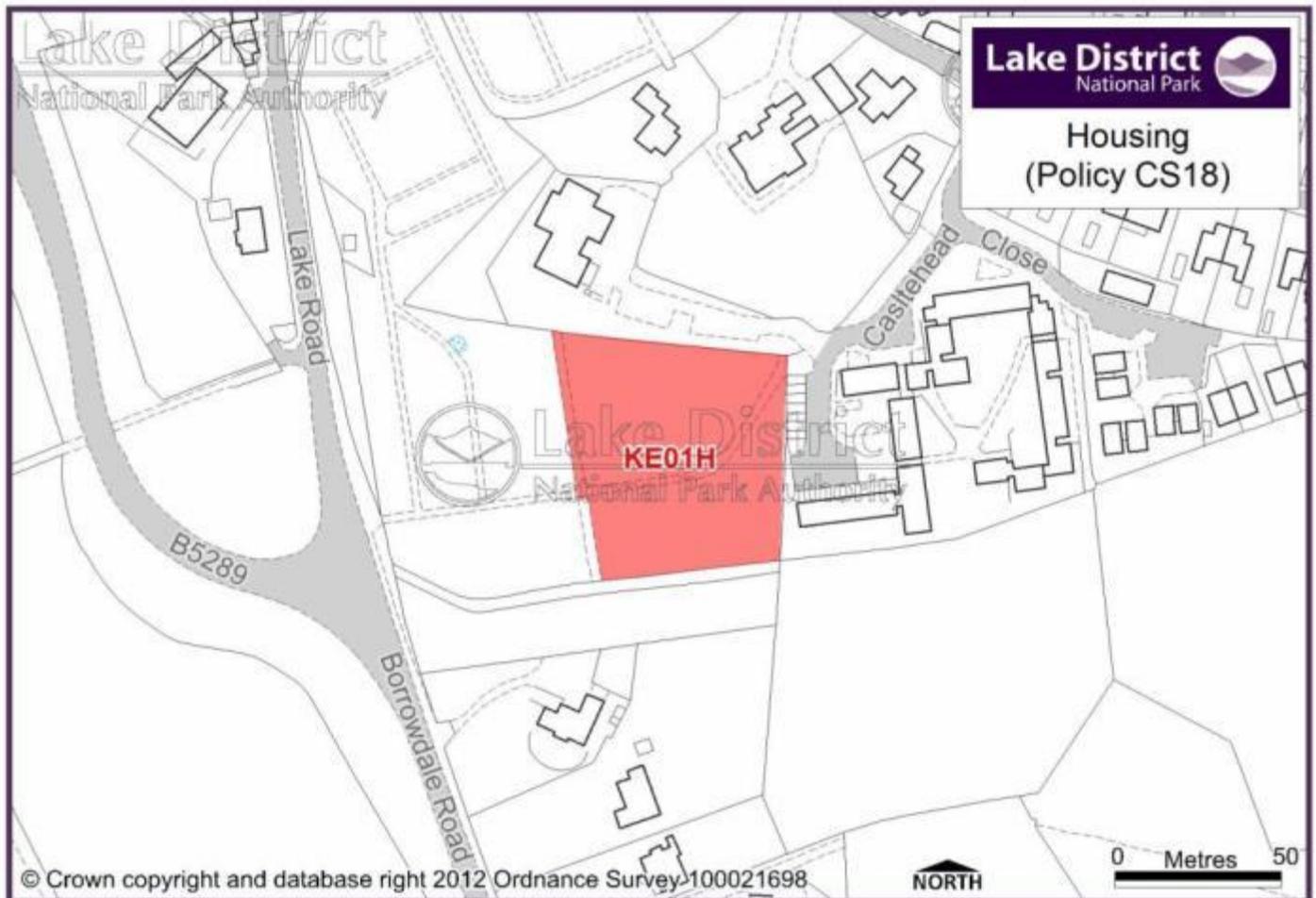
Site Reference Number:	CA01M
Site Name:	Land west of Hodden Court, Caldbeck



Allocation use	Mixed use - housing and employment	Site area	0.20 hectares
Likely site specific requirements			
<ul style="list-style-type: none"> • Design, scale and layout to reflect rural character of settlement. • The existing stone building shall be retained. • The public footpath would need to be diverted or accommodated within the proposals. • Bat and barn owl surveys will be required. 			
Other important considerations			
<ul style="list-style-type: none"> • Planting of native species trees, hedgerows and creating new dry stone walls to enhance ecological connectivity. 			

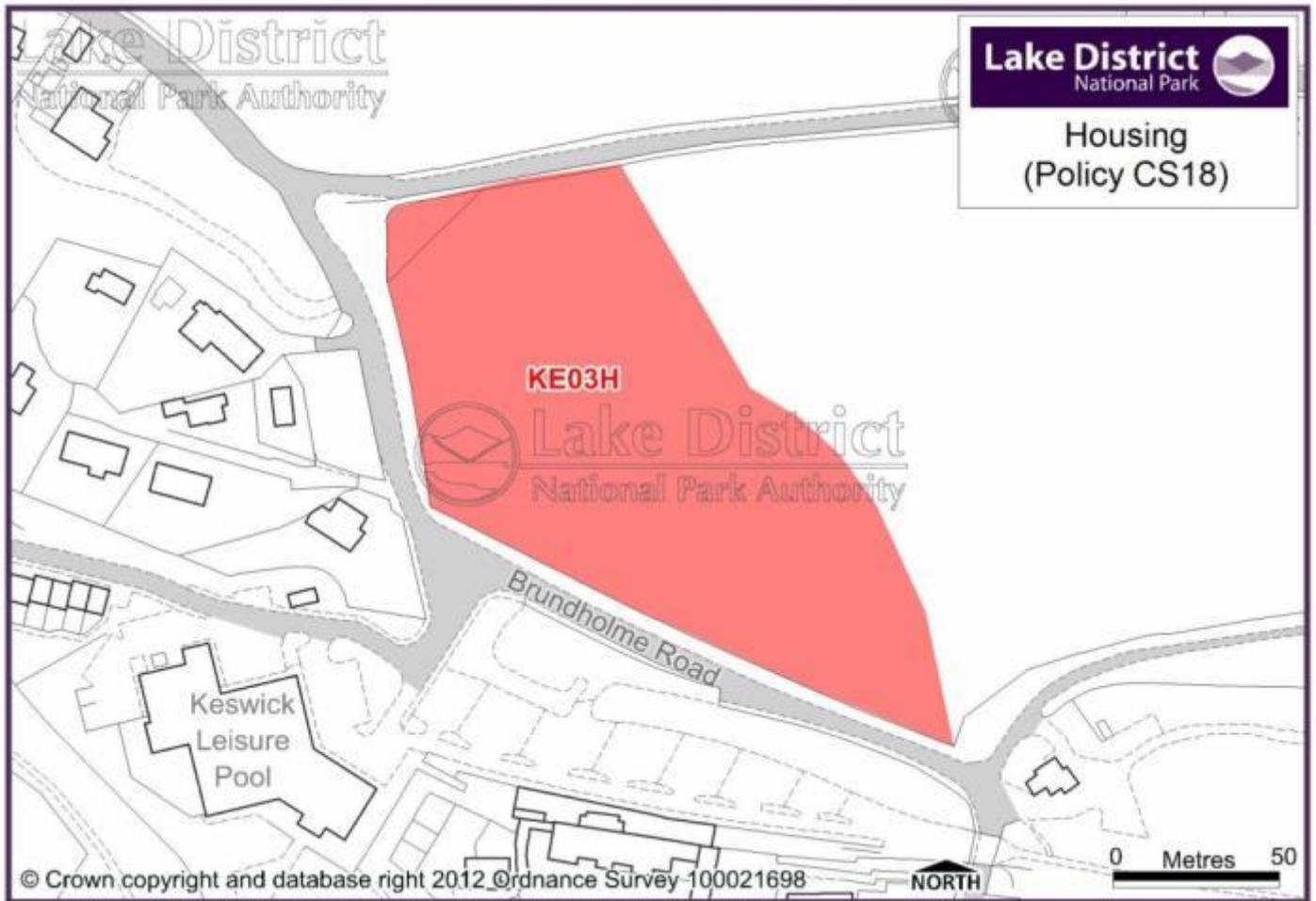


Site Reference Number:	KE01H
Site Name:	Land adjacent to St John’s Church, Keswick



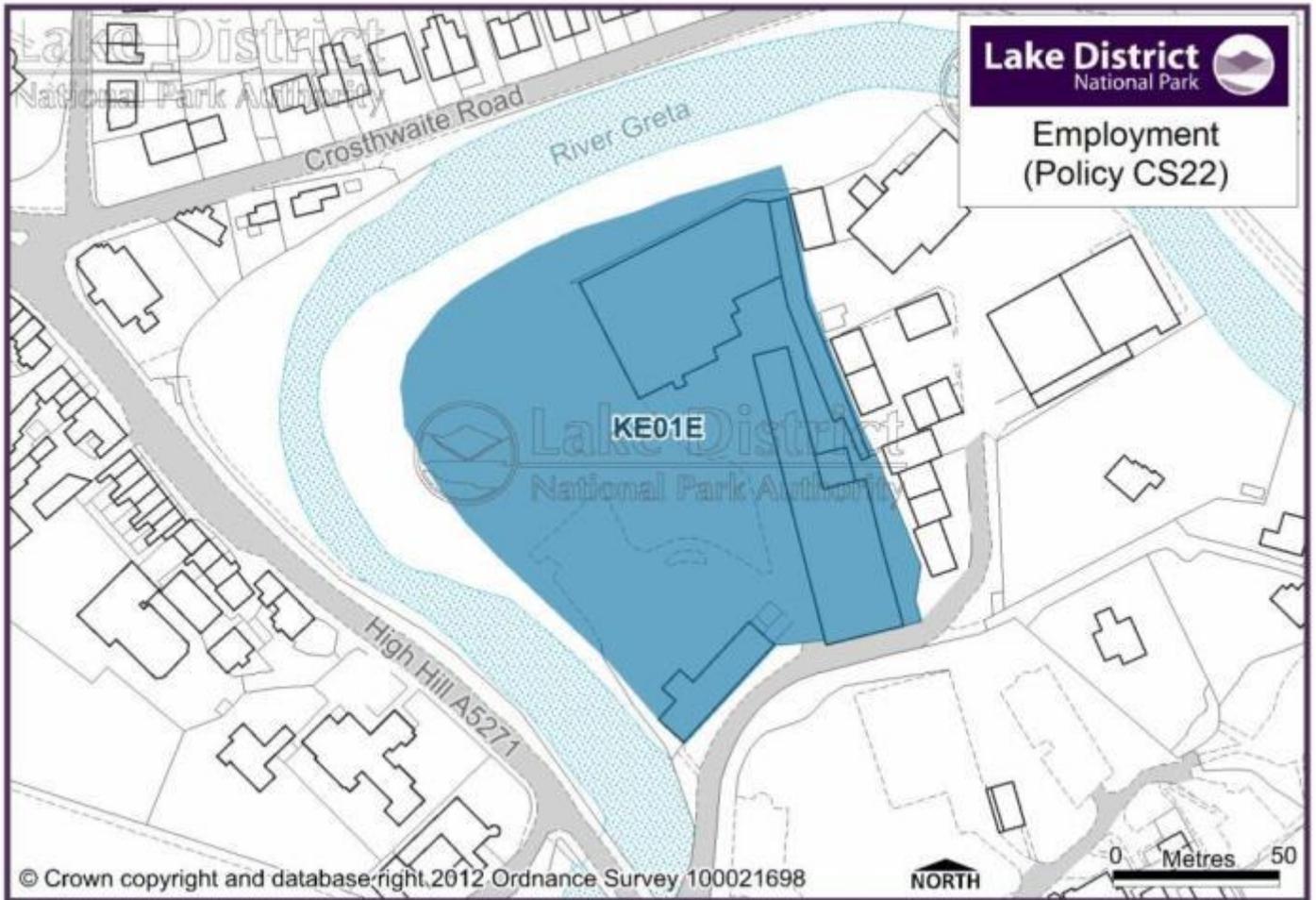
Allocation use	Housing	Site area	0.43 hectares
Likely site specific requirements			
<ul style="list-style-type: none"> • The site should be accessed from Castlehead Close and then into the corner of the site adjacent to the existing garages. • Extended Phase 1 Habitats Survey to establish potential ecological constraints to development. This survey will inform the requirement or otherwise for further surveys. • Bat and red squirrel surveys are required in association with any future development proposal as there are broadleaved trees in the boundary. Appropriate mitigation measures for bats and red squirrels are likely to be required, including retention of the trees. 			
Other important considerations			
<ul style="list-style-type: none"> • The site layout will need to reflect the need to maintain the root protection area for the existing trees within the site and on neighbouring land. • Planting appropriate native species trees, hedgerows and creating new drystone walls appropriate to the location has the potential over the long term to enhance ecological connectivity with surrounding habitats. 			

Site Reference Number: KE03H
Site Name: Sheep Dog Field, Brundholme Road, Keswick



Allocation use	Housing	Site area	1.51 hectares
Likely site specific requirements			
<ul style="list-style-type: none">• Comprehensive landscaping scheme is required to create a new and firm boundary to the town on the northern and eastern boundaries of the site.• Create a new through-route from the mini roundabout to the lane adjacent the northern boundary, to bypass the narrow section of Brundholme Road.• Development will need to minimise the loss of existing trees where possible, and the site layout will need to reflect the need to maintain the root protection areas for the existing trees within the site and on the boundary.• A tree survey is required because of the trees within the site and along the boundary.• Extended Phase 1 Habitats Survey to establish potential ecological constraints to development. This survey will inform the requirement or otherwise for further surveys such as bat and red squirrel surveys which are likely to be required as these have been recorded on the site.			
Other important considerations			
<ul style="list-style-type: none">• Improvements to pedestrian facilities on Brundholme Road to enhance pedestrian linkages.• The landscaping scheme should take account of the opportunity to enhance ecological connectivity and surrounding habitats.			

Site Reference Number:	KE01E
Site Name:	Former Pencil Factory, Keswick



Allocation use	Employment	Site area	1.64 hectares
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Likely site specific requirements

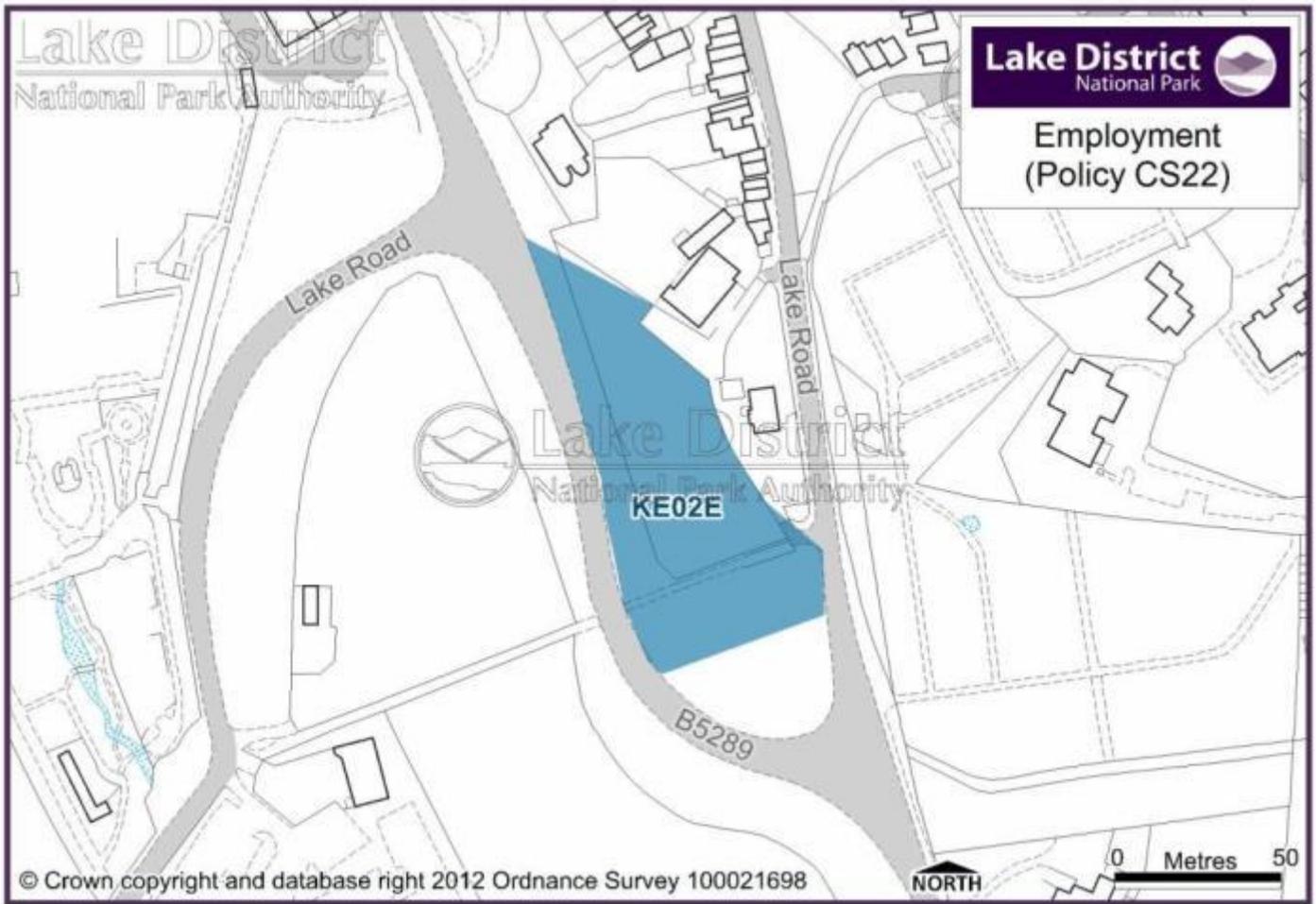
- Access to existing flood defences is required, and would need to be considered as part of the design of any scheme. This should be achieved in discussion with the Environment Agency.
- Archaeological field evaluation to assess the survival and significance of any remains from the past industrial use.
- A site-specific flood risk assessment must accompany any planning application as the site is located in a Flood Risk Zone 3a which is defined as having a 1 in 100 years or greater probability of flooding.
- Bat, red squirrel, and otter surveys likely to be required given the bankside habitat potential on this site.
- A Phase 1 Contaminated Land Assessment is required to clarify the likelihood and possible nature of any contamination.

Other important considerations

- The existing buildings could be reused or demolished.
- A Transport Assessment and travel plan may be required depending on the nature and scale of development proposed.
- The retention of the trees, and planting of appropriate tree species (to favour red squirrels) to enhance woodland and ecological connectivity with surrounding habitats.
- Whilst not a planning consideration, Environment Agency consent is required for any proposed works or structures, in, under, over or within eight metres of the top of the River Derwent.

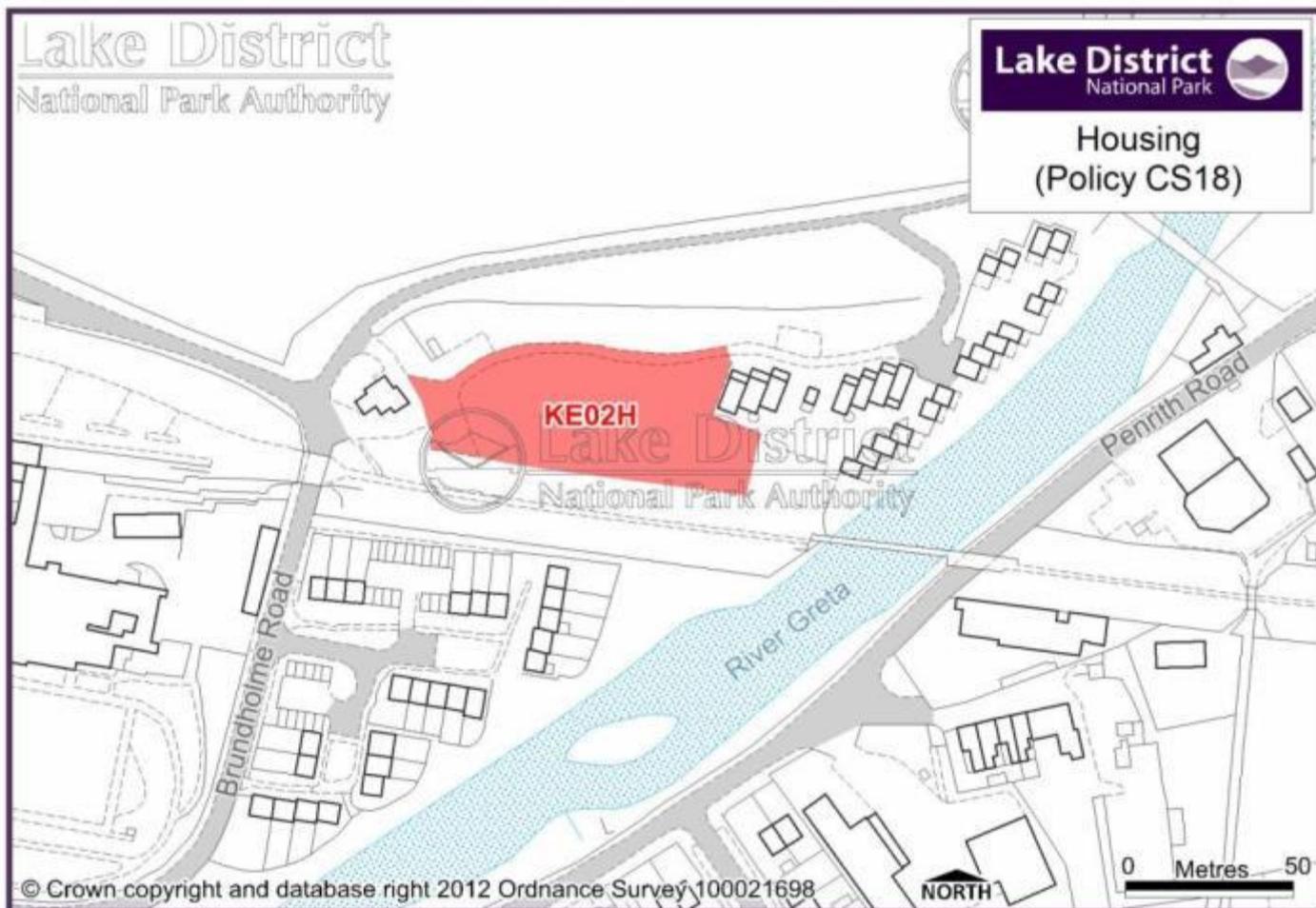
Site Reference Number: KE02E

Site Name: Land adjacent to Woodclose, Keswick

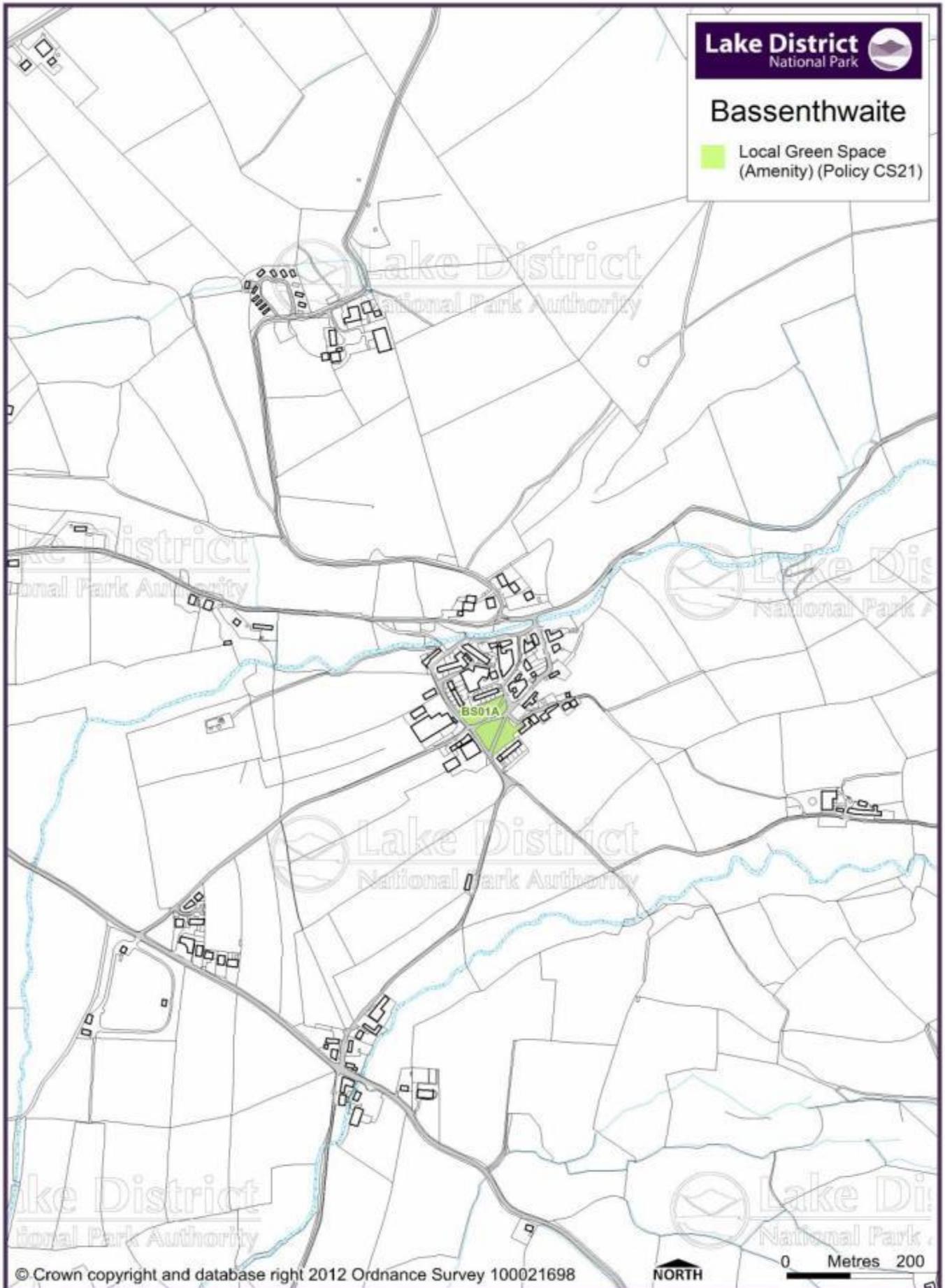


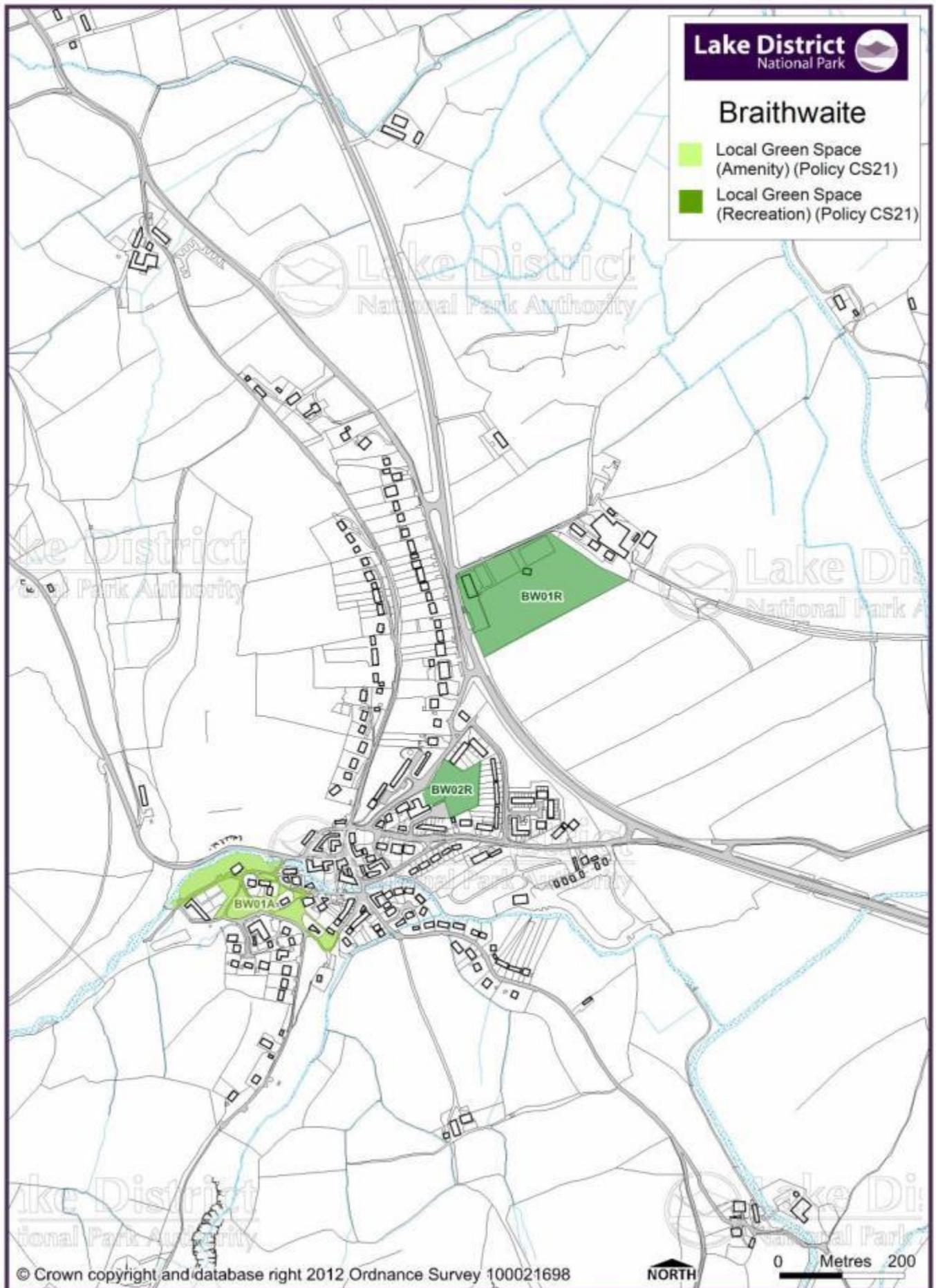
Allocation use	Employment	Site area	0.51 hectares
Likely site specific requirements			
<ul style="list-style-type: none">• The site should be accessed from the western boundary.• Site layout and design should protect the amenity of neighbouring properties.• Archaeological field evaluation due to the significant prehistoric activity in the vicinity.• Exceptional design due to its prominent location.• Extended Phase 1 Habitats Survey to establish potential ecological constraints to development. This survey will inform the requirement for further surveys such as a red squirrel survey which is likely to be required.• A planting scheme to identify which trees should be retained and where new planting should be provided.			
Other important considerations			
<ul style="list-style-type: none">• A footway and, or cycleway should be provided on the western boundary.• A Transport Assessment and travel plan may be required depending on the nature and scale of development proposed.• The precise scale and type of development will need to safeguard local and residential amenity.• Existing trees should be retained where possible. The planting of appropriate native species trees and hedgerows, and creating drystone walls has the potential over the long term to enhance ecological connectivity with surrounding habitats.			

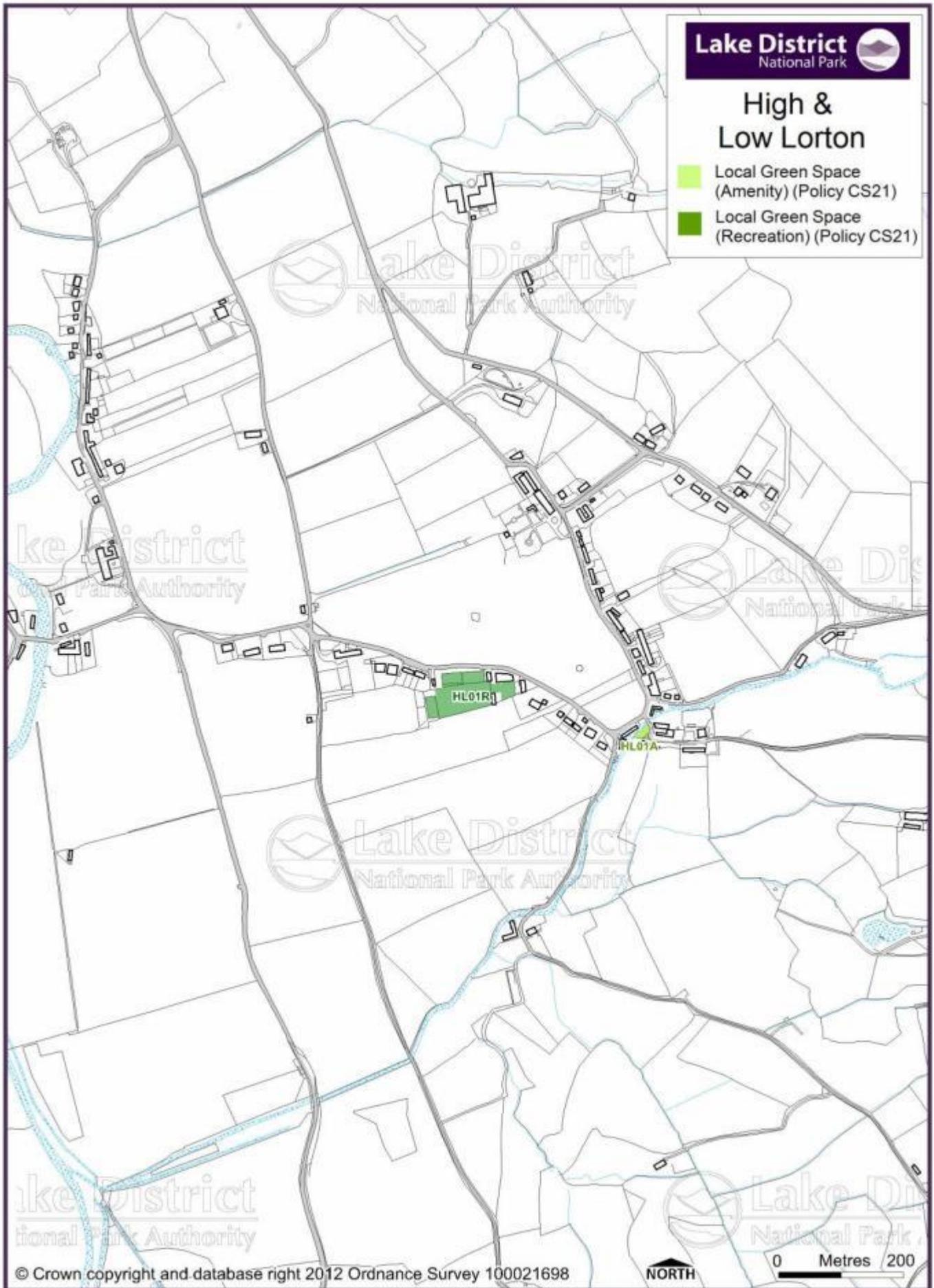
Site Reference Number:	KE02H
Site Name:	Keswick Bridge Timeshare, Keswick

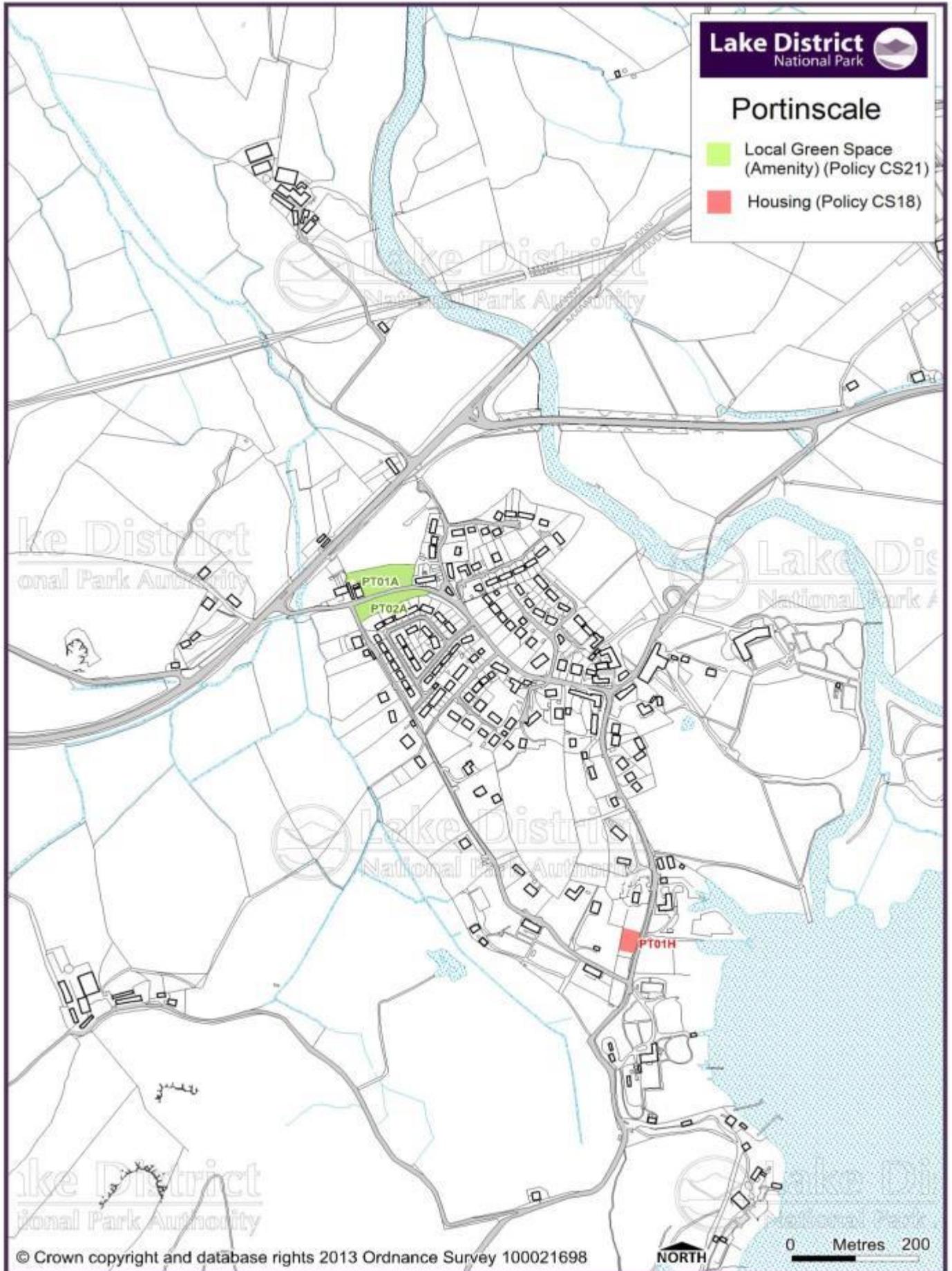


Allocation use	Housing	Site area	0.34 hectares
Likely site specific requirements			
<ul style="list-style-type: none"> Extended Phase 1 Habitats Survey to establish potential ecological constraints to development. This survey will inform the requirement or otherwise for further surveys. 			
Other important considerations			
<ul style="list-style-type: none"> Red squirrel and bat surveys may be required due to the presence of broadleaved trees and structures in the site which provide habitat potential. Retain existing trees where possible, and plant appropriate native species trees and hedgerows, to enhance ecological connectivity with surrounding habitats. The site layout will need to reflect the need to maintain the root protection area for the existing trees within the site and on neighbouring land. 			

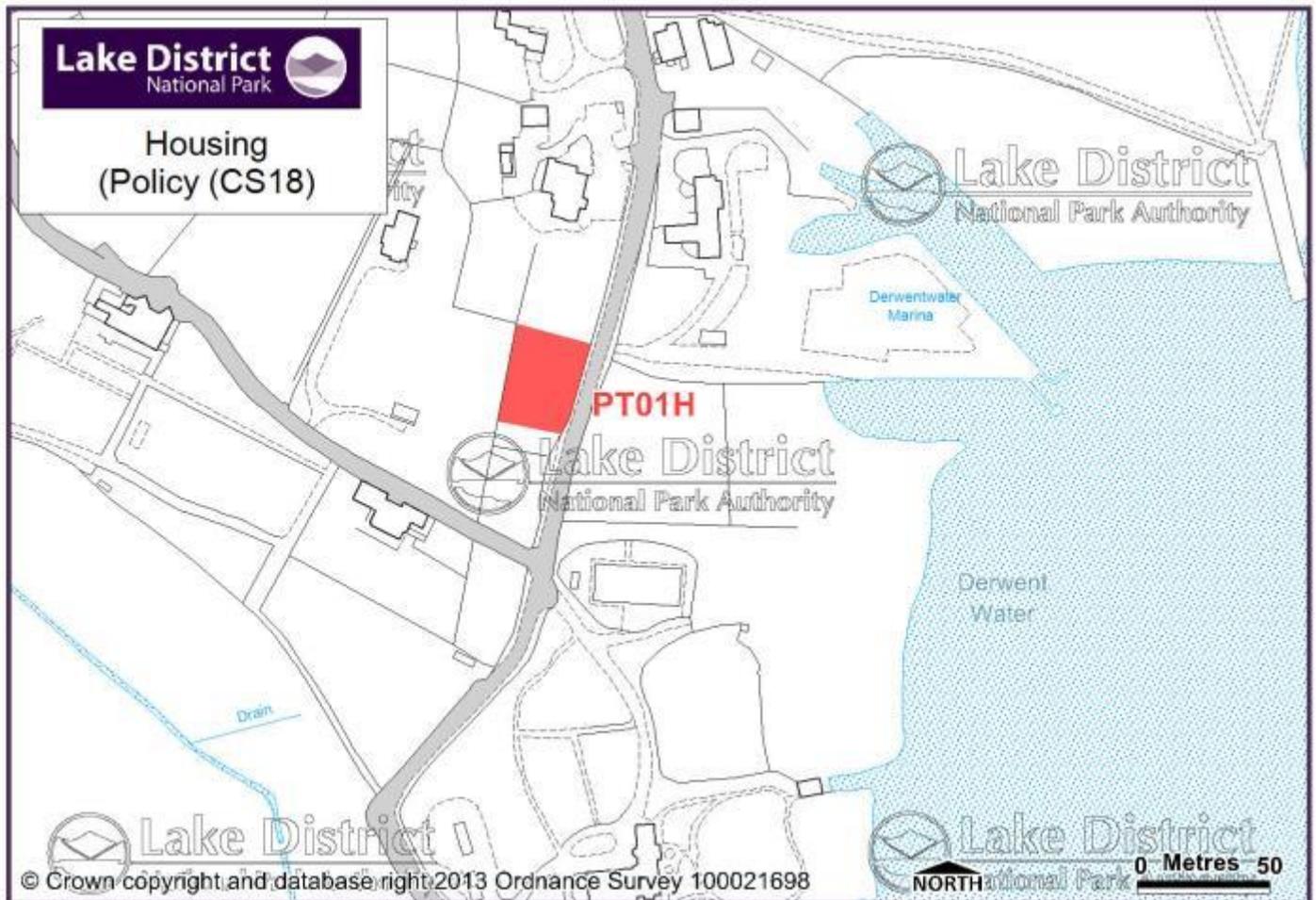




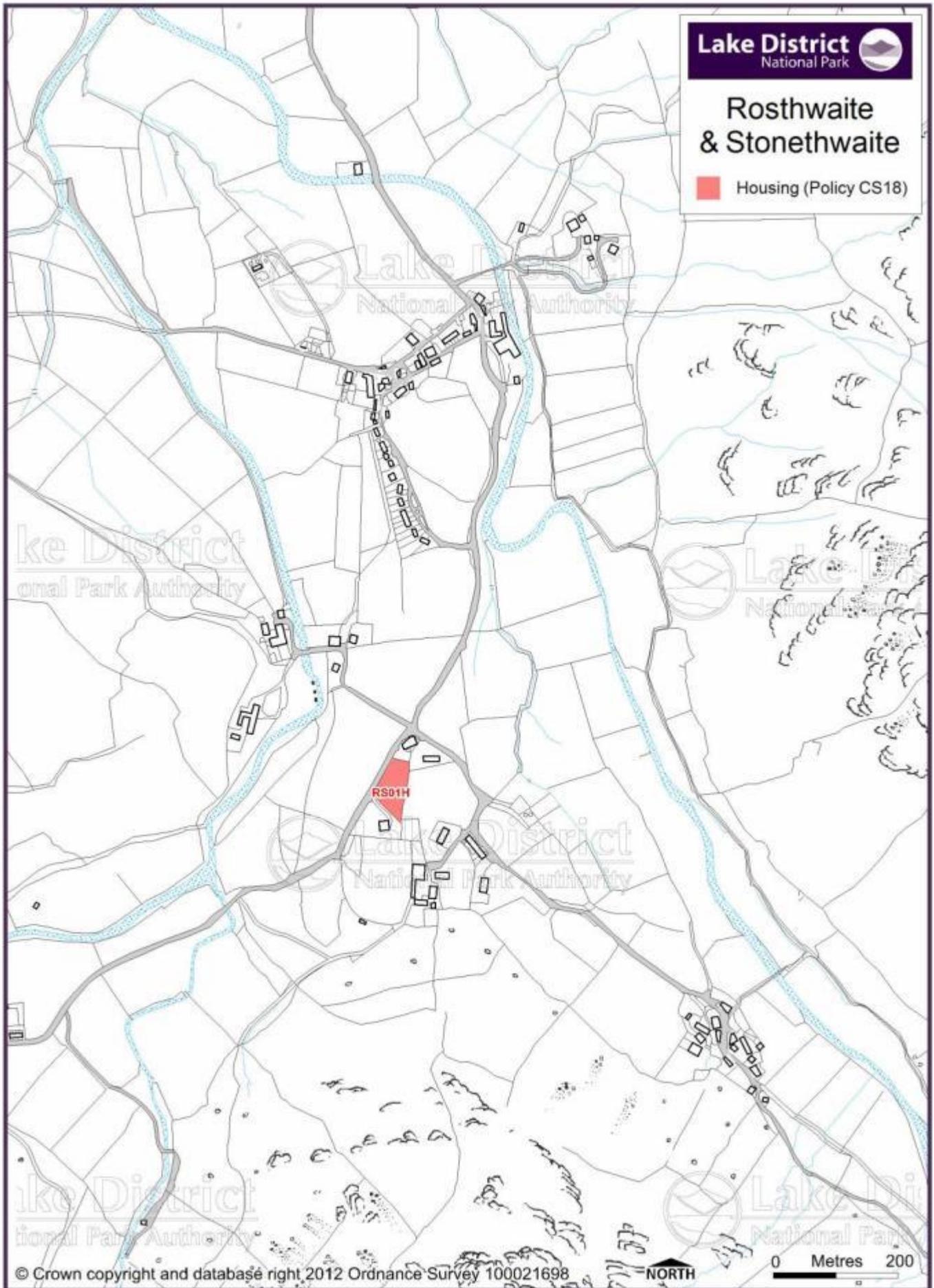




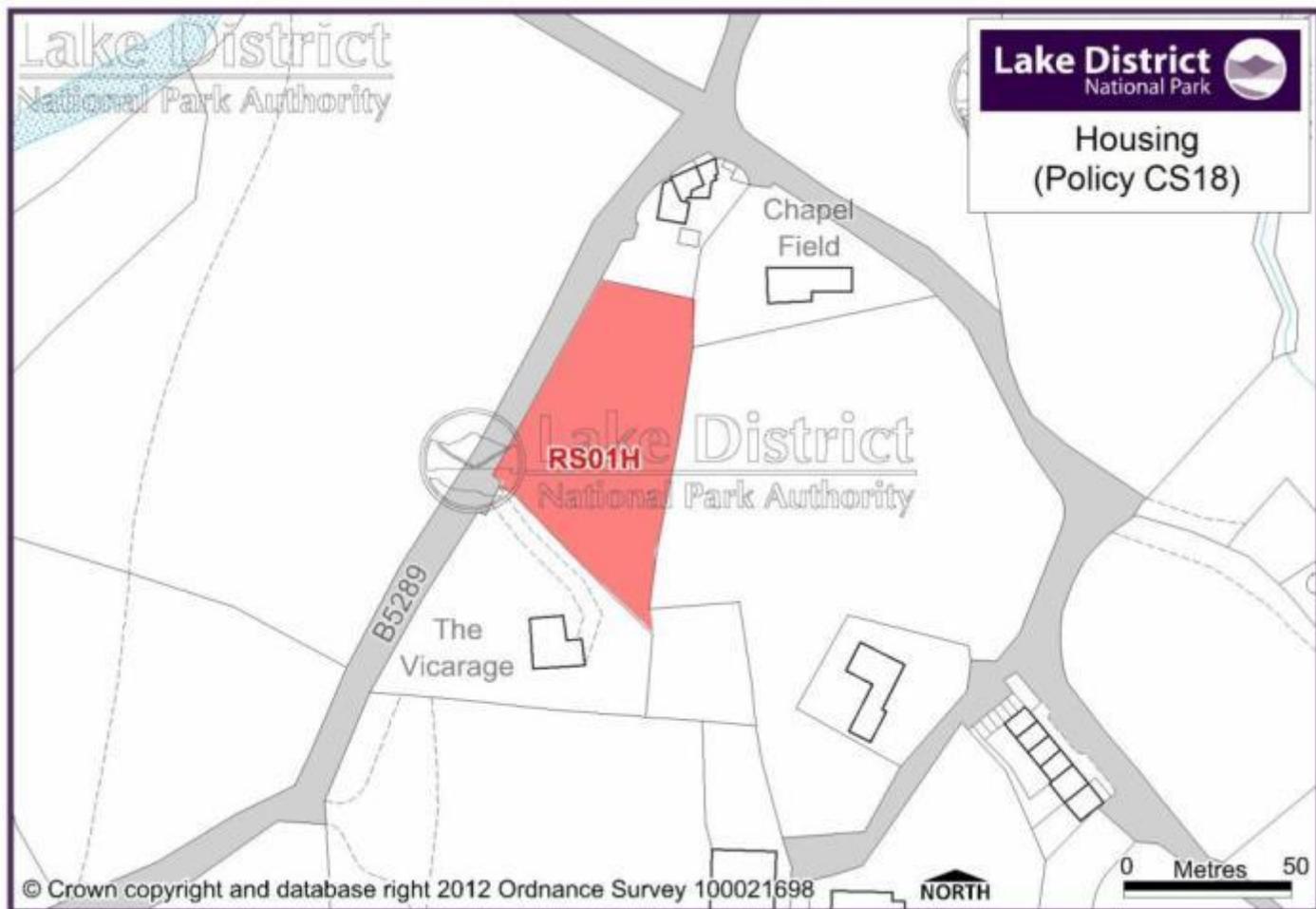
Site Reference Number:	PT01H
Site Name:	Land south of Derwent Lodge, Portinscale



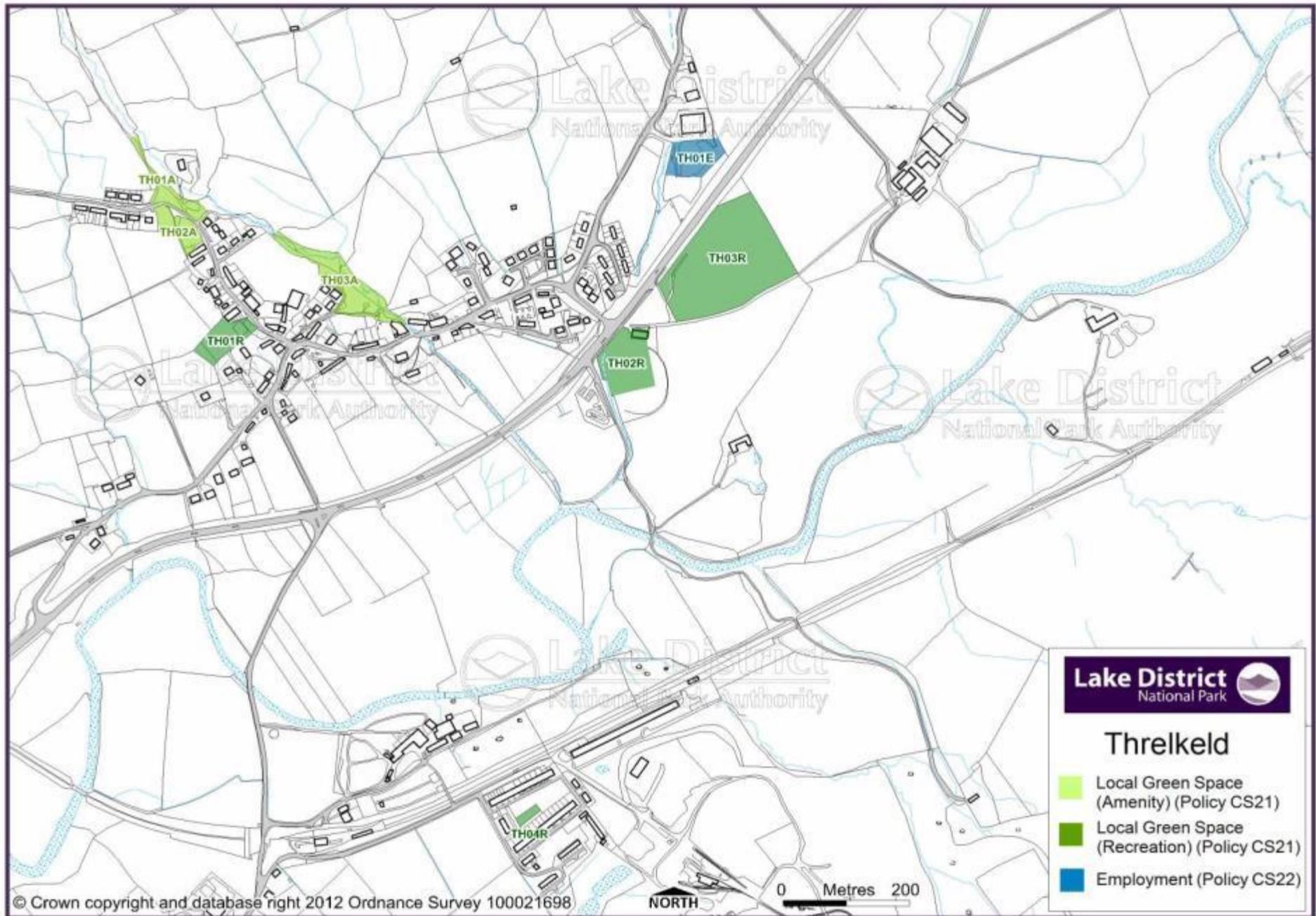
Allocation use	Housing	Site area	0.10 hectares
Likely site specific requirements			
<ul style="list-style-type: none"> • Archaeological field evaluation due to the presence of a feature recorded in the Sites and Monuments Record in close proximity to this site. • The site will need to achieve suitable access with the hedgerow being reinstated where possible. • Extended Phase 1 Habitats Survey to establish potential ecological constraints to development. This survey will inform the requirement or otherwise for further surveys. 			
Other important considerations			
<ul style="list-style-type: none"> • Bat survey may be required due to mature broadleaved trees along the site boundary and the development of appropriate mitigation measures for bats and red squirrels. • Retention of trees and planting of appropriate tree species to enhance ecological connectivity with surrounding habitats. • The site layout will need to reflect the need to maintain the root protection area for a mature oak tree to the south west of the site. 			



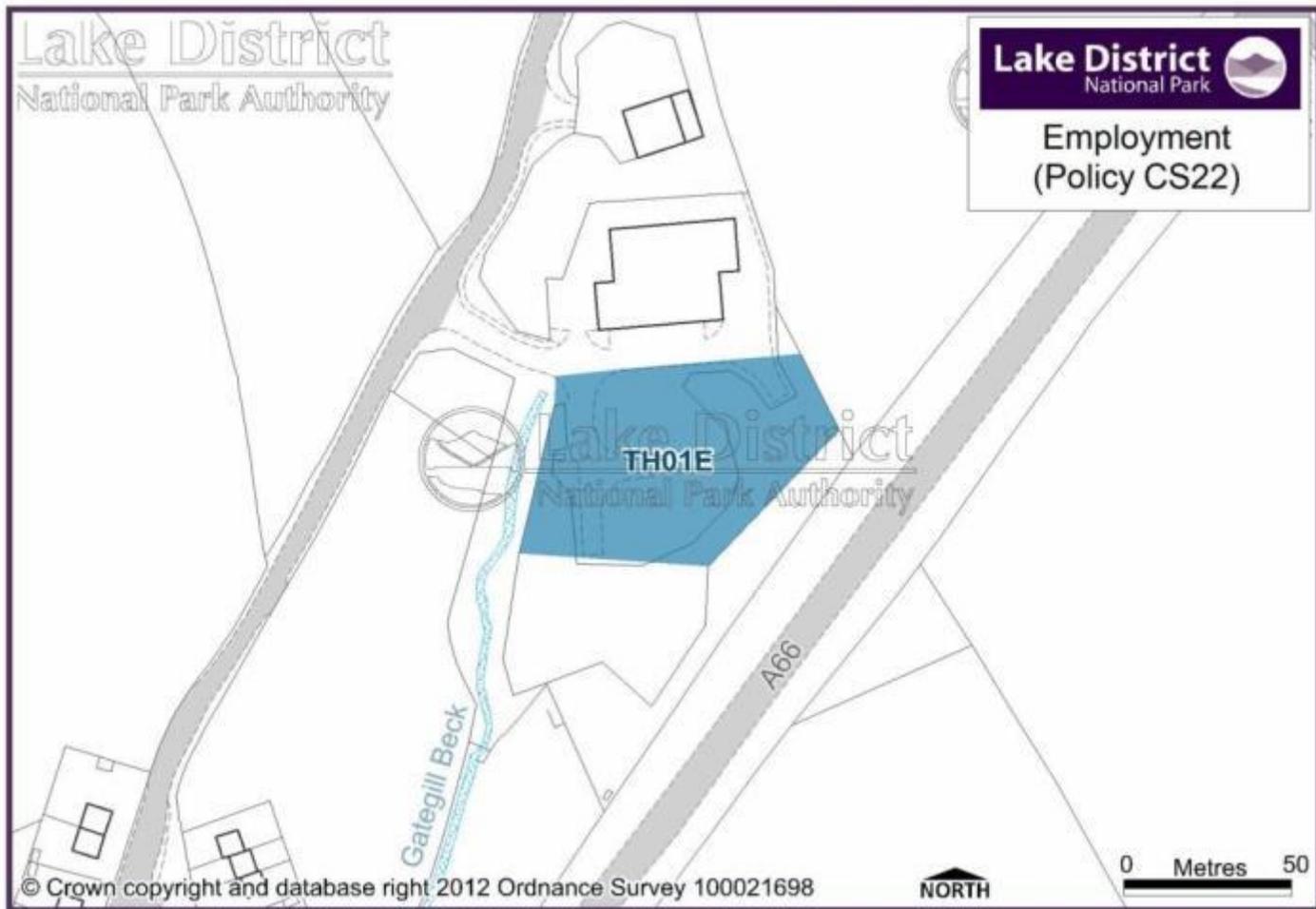
Site Reference Number:	RS01H
Site Name:	Land adjacent to Borrowdale Vicarage, Stonethwaite



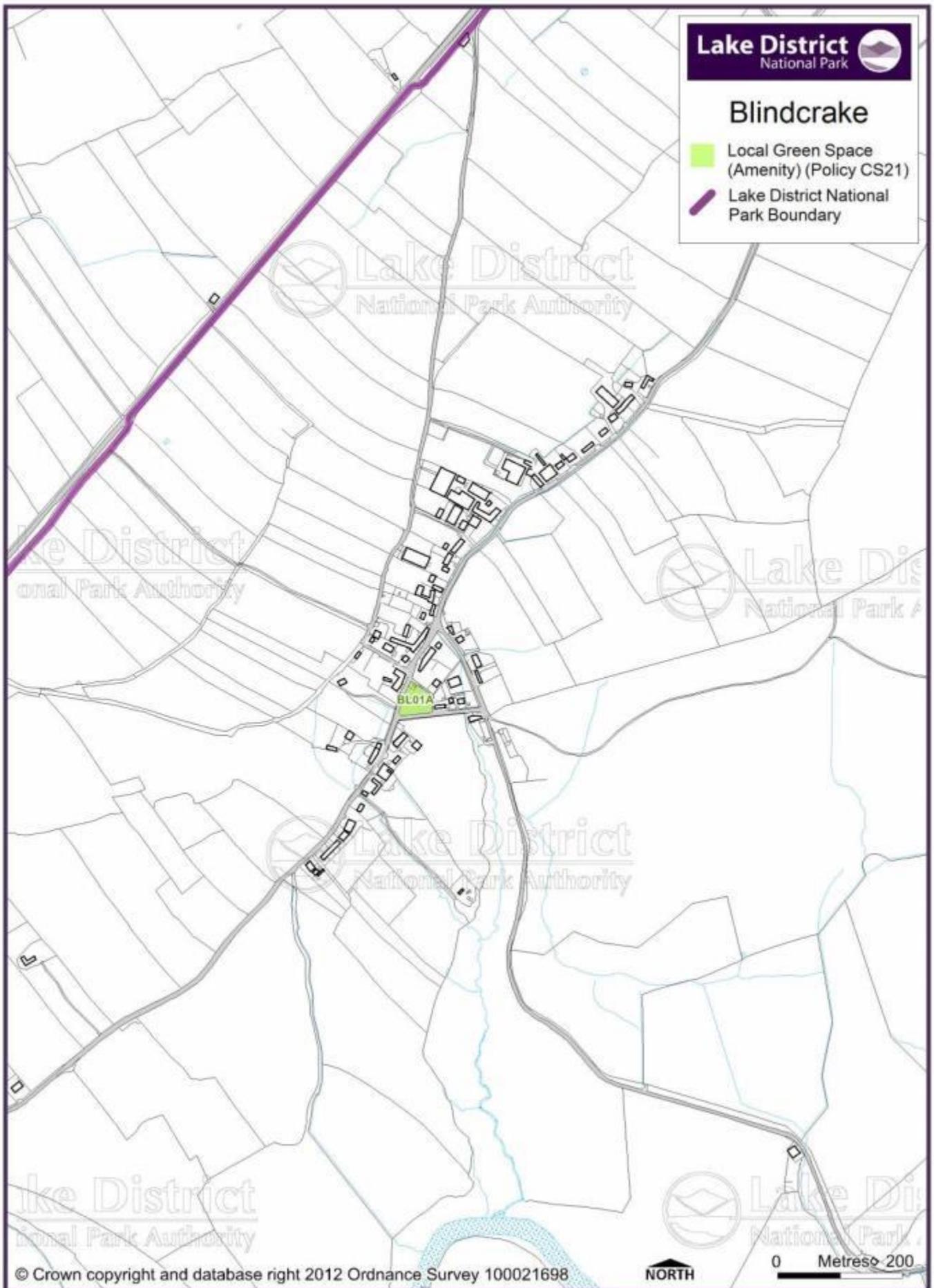
Allocation use	Housing	Site area	0.35 hectares
Likely site specific requirements			
<ul style="list-style-type: none"> • Best practicable visibility needs to be incorporated into the design of the scheme to address safety issues. • Design and materials should reflect local vernacular and retain existing boundary features to minimise landscape impact. 			
Other important considerations			
<ul style="list-style-type: none"> • The site layout will need to reflect the need to maintain the root protection area for the existing trees within the site and on neighbouring land. • Ground floor to be set at a sufficiently high level to resist a 1 in 75 flood event and to include high doorsteps. • Bat and red squirrel surveys may be required, as there are bats recorded within 500m of the site. • Retention of the existing boundary features and trees, and planting of appropriate native species trees has the potential to enhance ecological connectivity with surrounding habitats and assimilate development into the wider landscape. 			

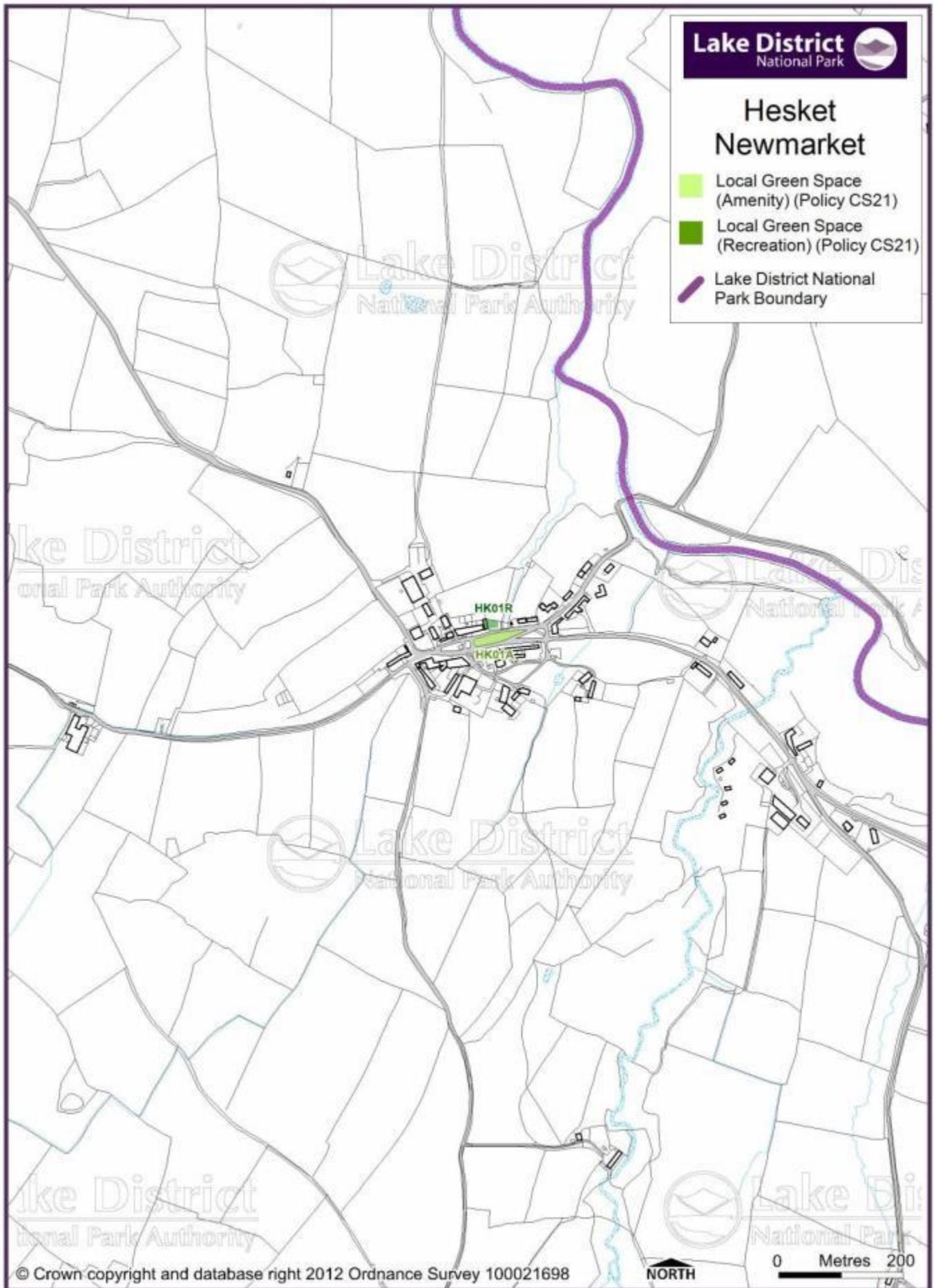


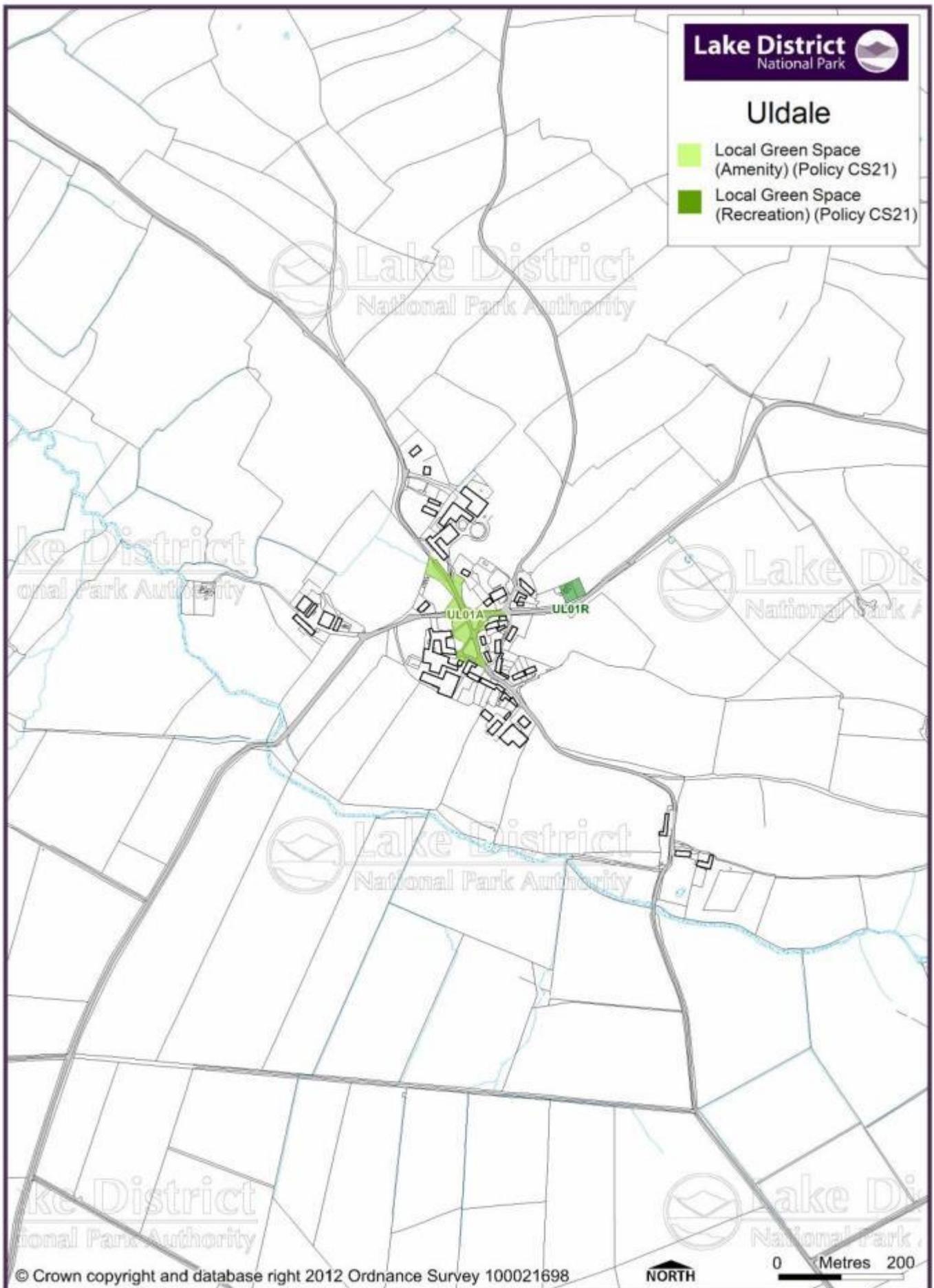
Site Reference Number:	TH01E
Site Name:	Land adjacent to Four Seasons depot, Threlkeld



Allocation use	Employment	Site area	0.44 hectares
Likely site specific requirements			
<ul style="list-style-type: none"> • A Flood Risk Assessment which is appropriate to the level of risk is required as the site partly lies in a flood zone 2 which is defined as having a 1 in 100 and 1 in 1000 annual probability of flooding. • A Phase 1 Contaminated Land Assessment is required to clarify the likelihood and possible nature of any contamination. 			
Other important considerations			
<ul style="list-style-type: none"> • Retaining existing trees in the landscaping belt and planting additional appropriate native species trees and hedgerows has the potential to enhance ecological connectivity with surrounding habitats. • A Transport Assessment and travel plan may be required depending on the nature and scale of development proposed. • Whilst not a planning consideration, Environment Agency consent is required for any proposed works or structures, in, under, over or within eight metres of the top of Gaitgill Beck. • Sewerage capacity issues may need to be investigated at the time of an application. 			





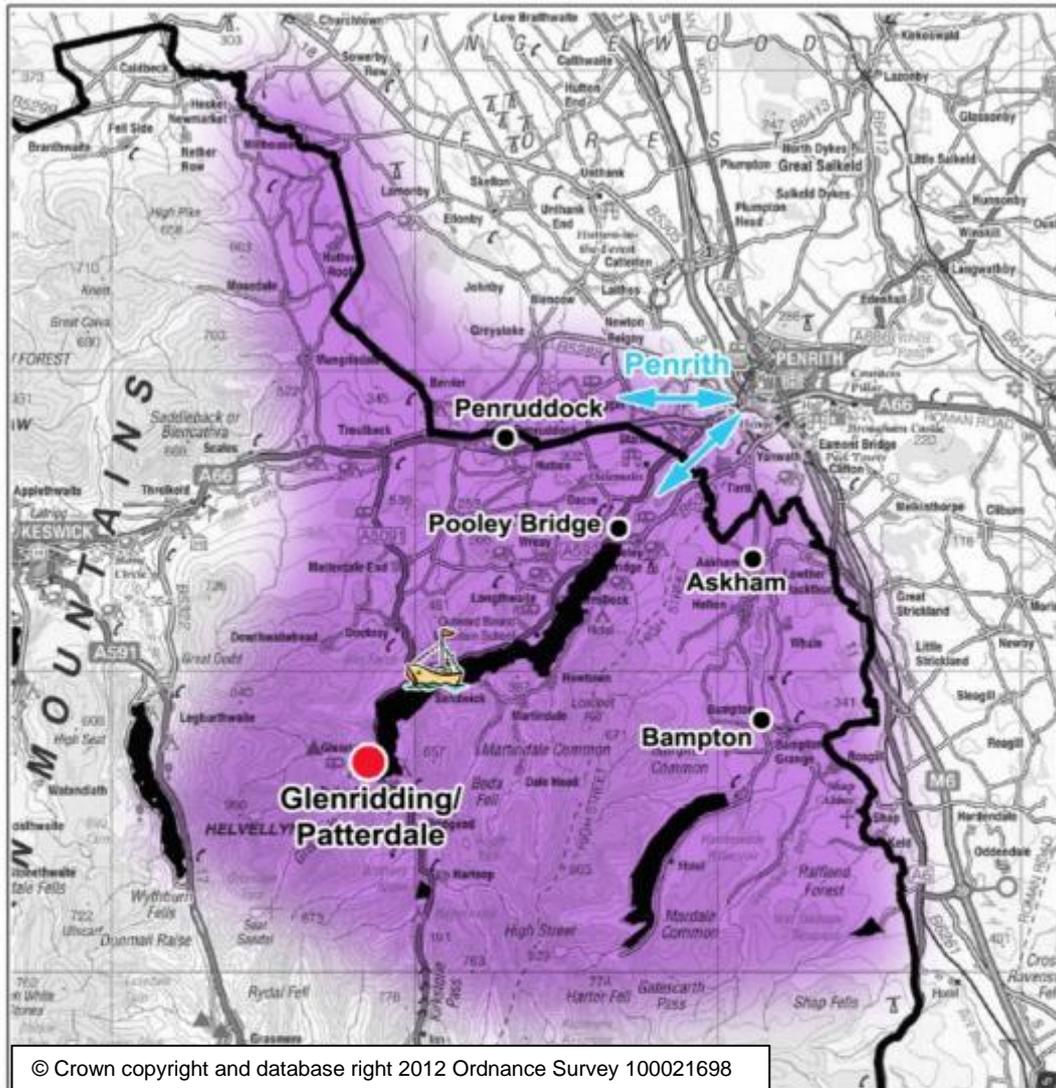


East Distinctive Area

16 The East Distinctive Area

16.1 The East Distinctive Area includes the Rural Service Centre of Glenridding and Patterdale, and Villages of Askham, Bampton, Penruddock, and Pooley Bridge. A map showing the East Distinctive Area and its principal settlements is shown in Figure 3.

Figure 3: The East Distinctive Area



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Key		
	East Distinctive Area	 Functional link
	Rural Service Centre	 Passenger boat
	Villages	
	Lake District National Park boundary	

17 Proposals for the East Distinctive Area

17.1 Approximately six per cent of the total land allocated for housing in the National Park is within the East Distinctive Area. The proportion of the land allocated in each settlement is shown in Table 4.

Table 4: Area of land proposed for allocation in each settlement in the East Distinctive Area.

Rural Service Centres and Villages in East Distinctive Area (Rural Service Centre in bold)	Area (in hectares) of land allocated for affordable housing	Area (in hectares) of land allocated for employment use
Askham	0.25	0.00
Bampton	0.00	0.00
Glenridding and Patterdale	0.00	0.00
Penruddock	0.00	0.00
Pooley Bridge	0.36	0.00
Totals in Distinctive Area	0.61	0.00

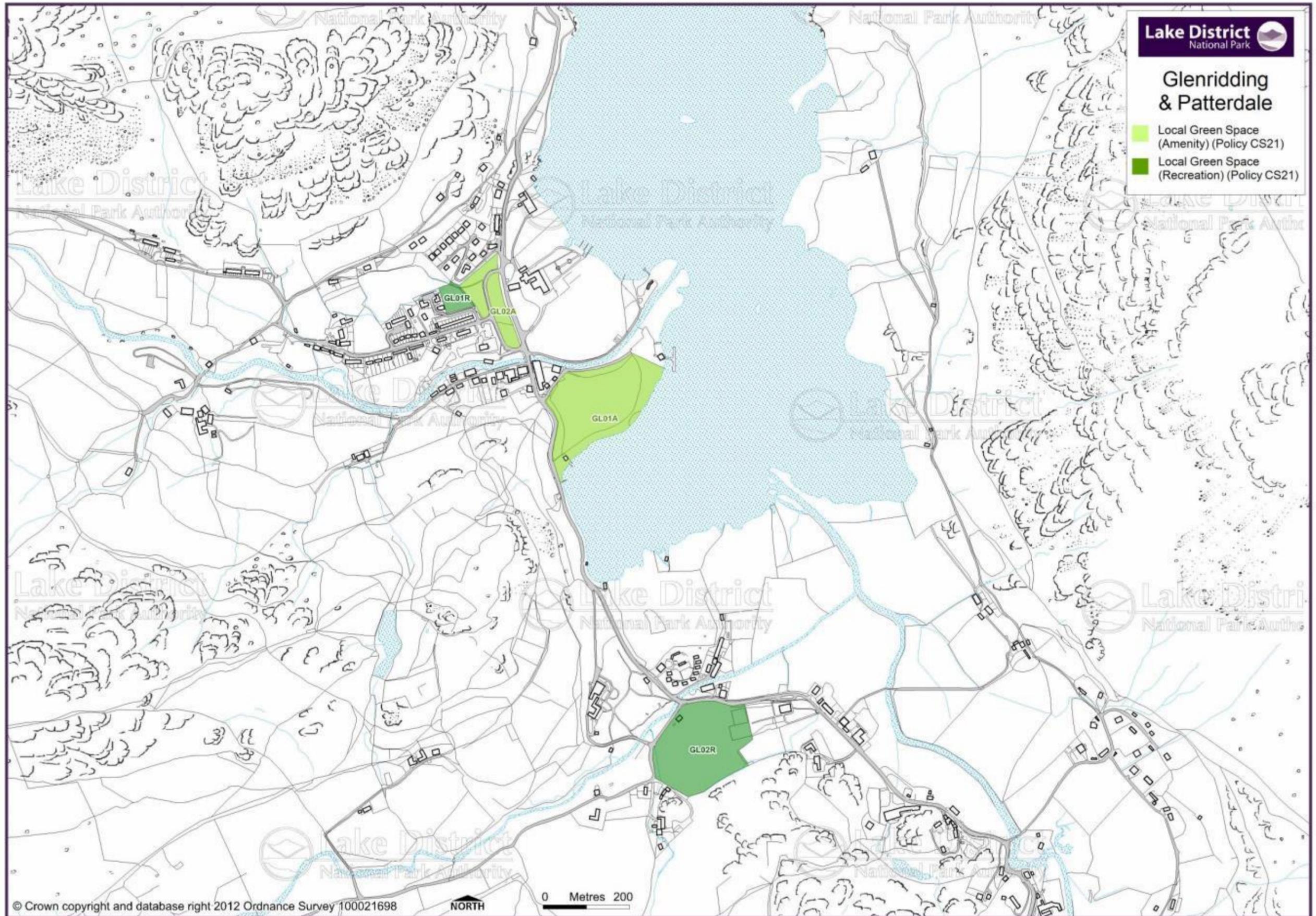
17.2 Although there are no allocations in Glenridding and Patterdale, which is the only Rural Service Centre in this Distinctive Area, we have allocated housing sites in the Villages of Askham, Pooley Bridge, and Penruddock. These sites will help meet identified affordable housing needs in these communities and the wider locality. Windfall opportunities will continue to play an important role in delivering housing and employment sites in Glenridding and Patterdale, the Villages, and other smaller settlements.

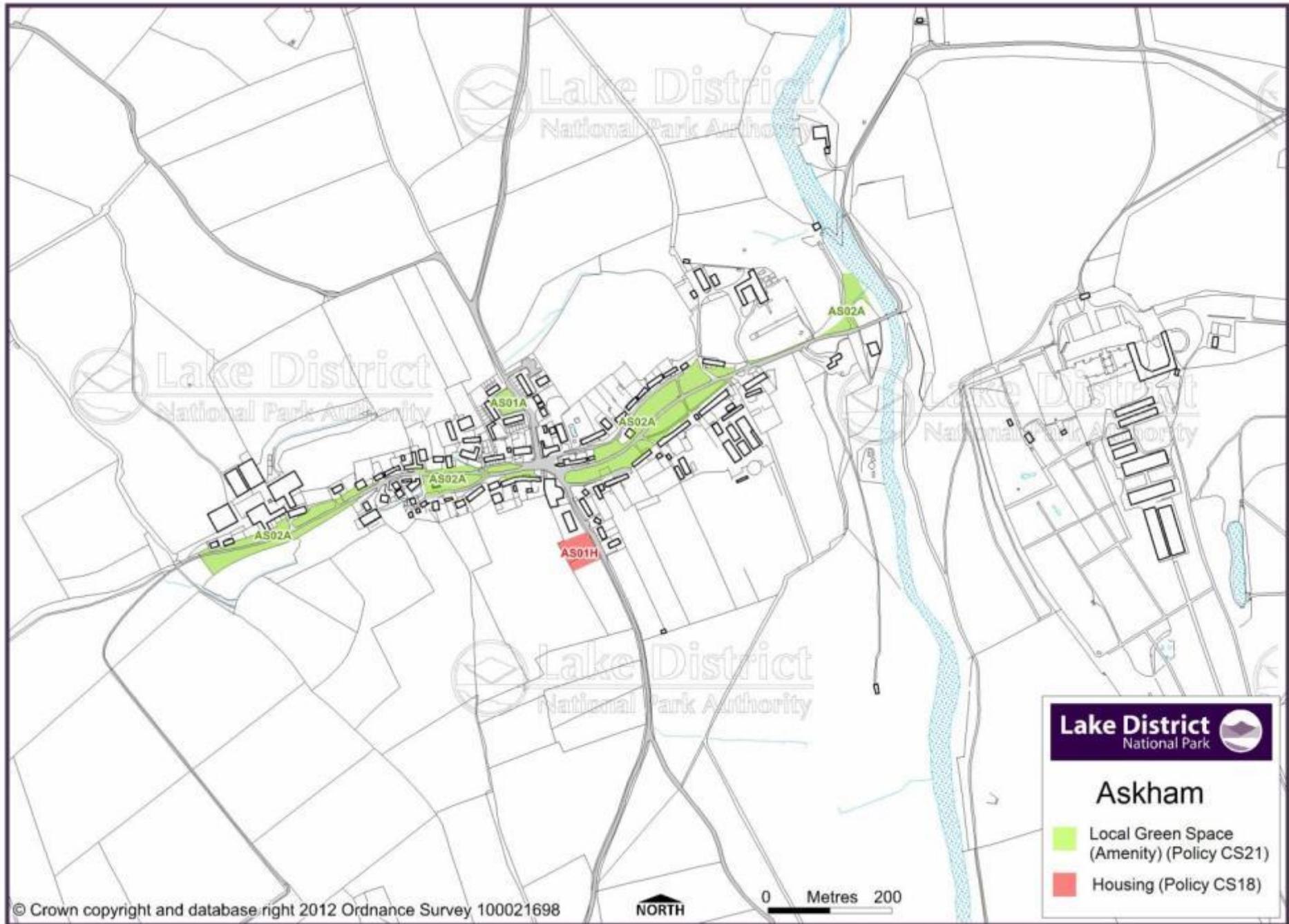
17.3 As there are no allocations in Glenridding/Patterdale, it means there are no allocations of land for employment uses in this Distinctive Area. But the area is well served by employment opportunities close to - but outside - the National Park boundary. Approximately two hectares of employment land is available at North Lakes Business Park at Flusco, less than three miles from Penruddock.

17.4 Core Strategy (Local Plan Part One) Policy CS05 'East Distinctive Area' also recognises the importance of this area's link with Penrith in providing employment opportunities.

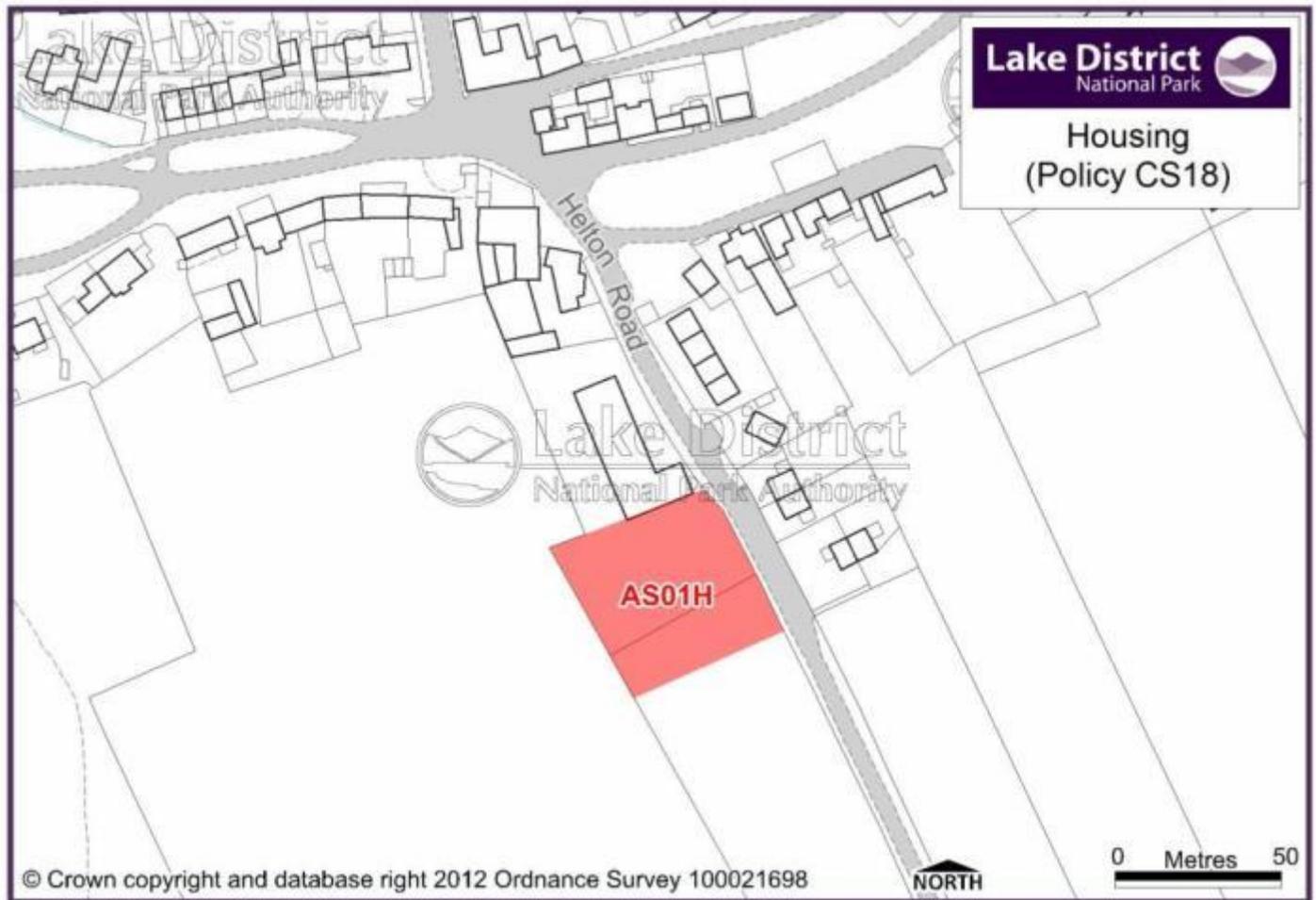
17.5 We have shown Local Green Spaces on the settlement maps in this section and on the Policies Map.

17.6 The individual allocations, as shown on the maps will make a significant contribution to meeting identified housing needs in this Distinctive Area. You should read individual site assessments alongside Development Plan policies.

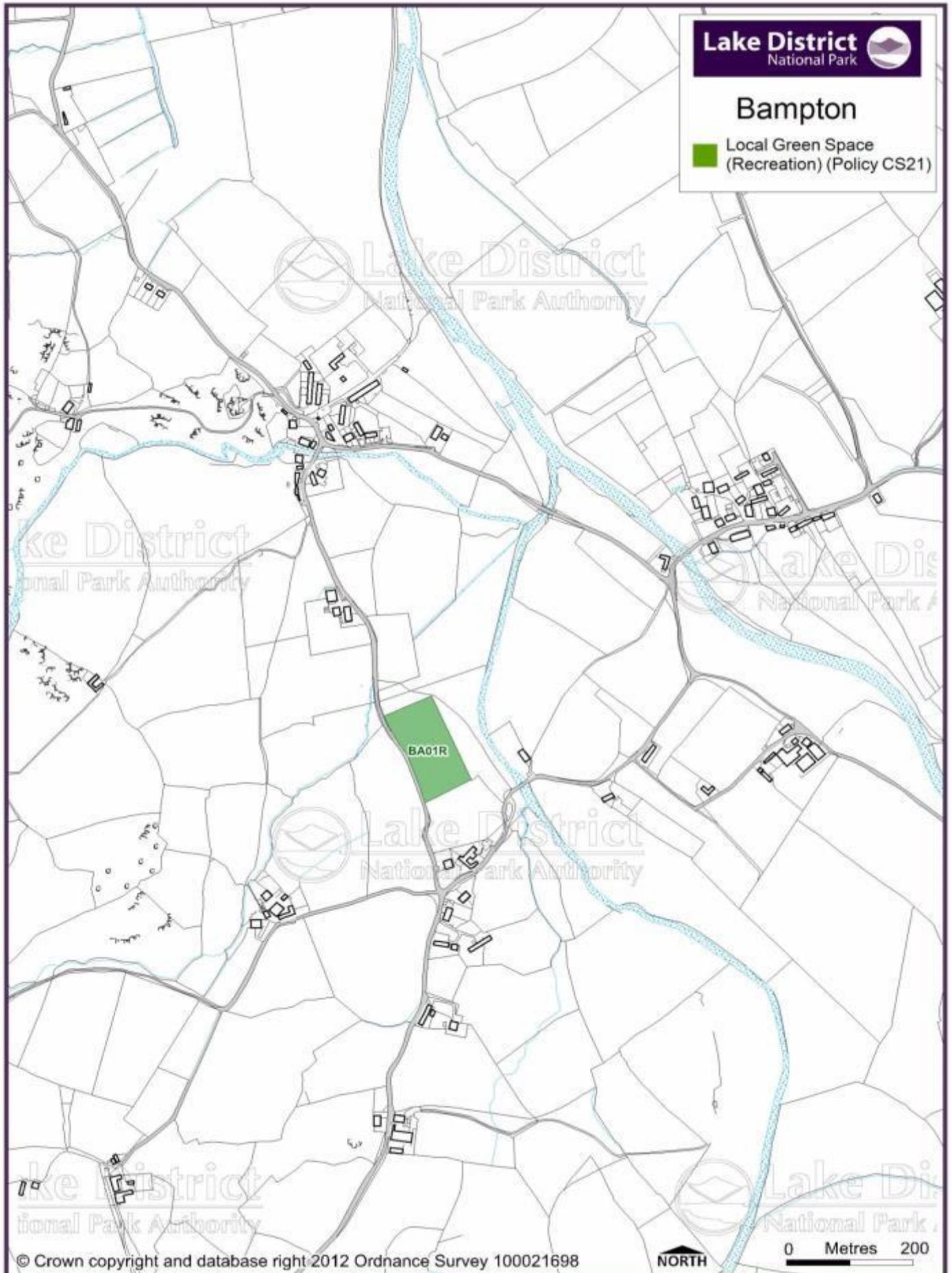


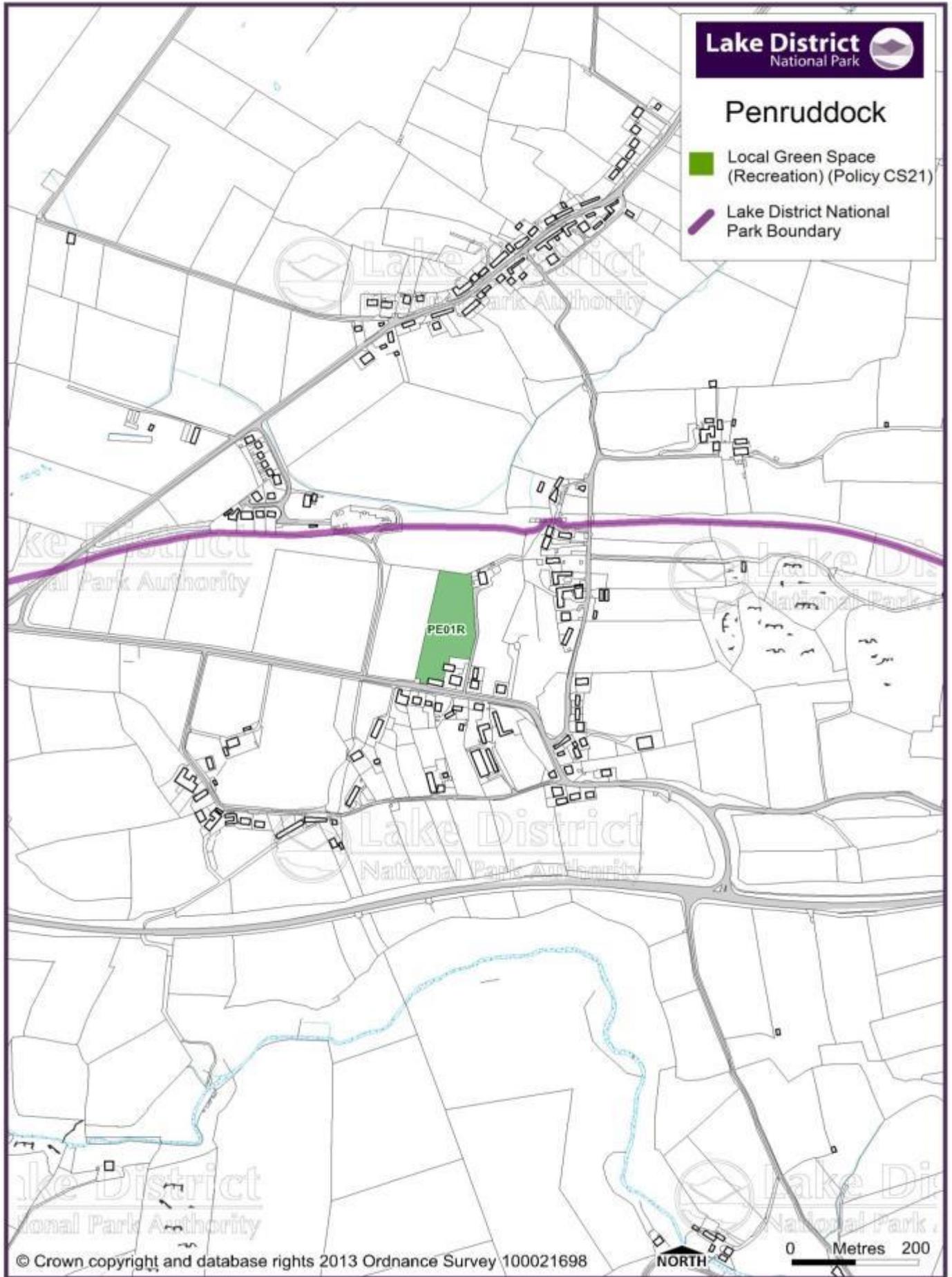


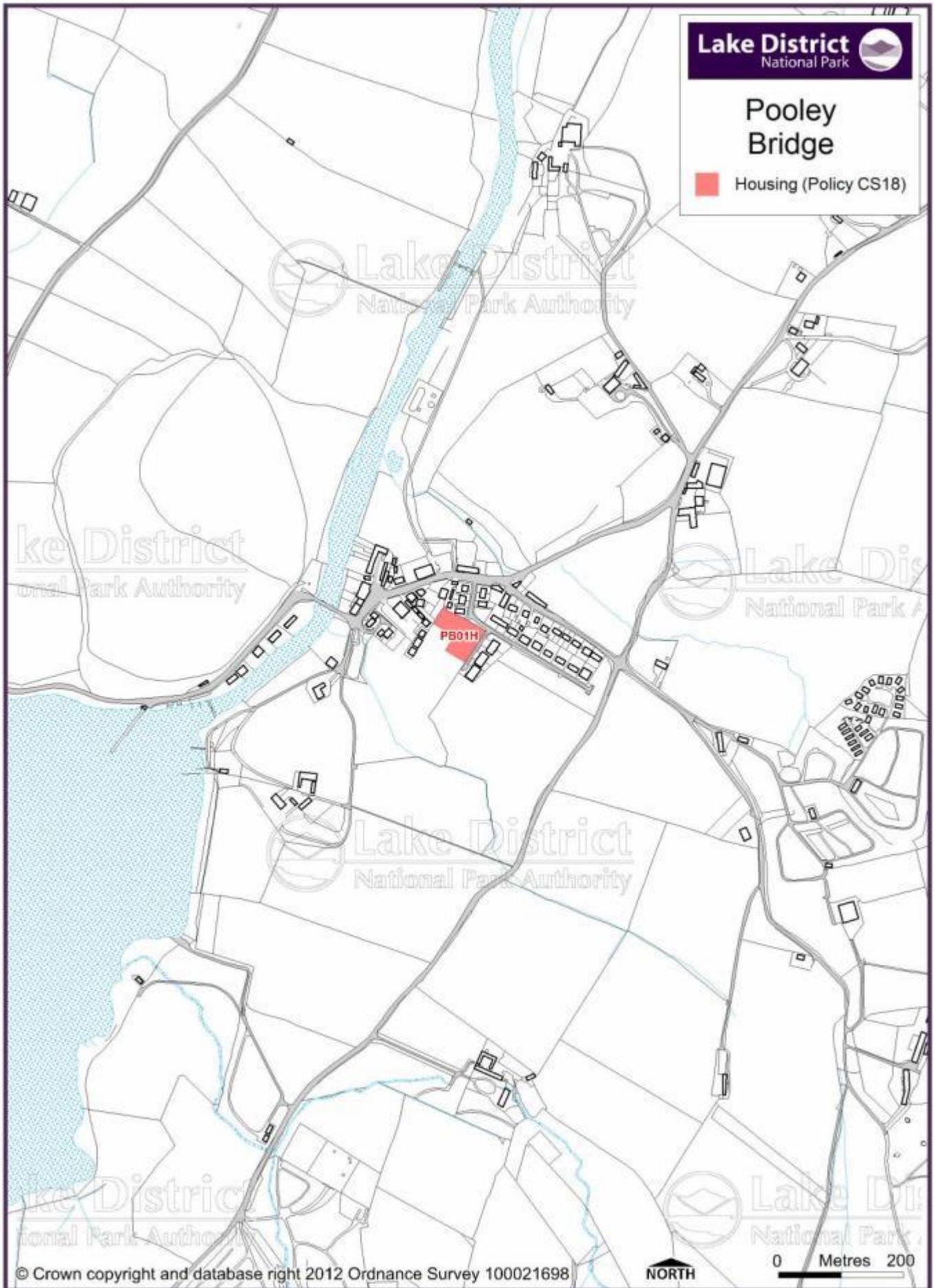
Site Reference Number:	AS01H
Site Name:	Land to the south of agricultural buildings off Helton Road, Askham



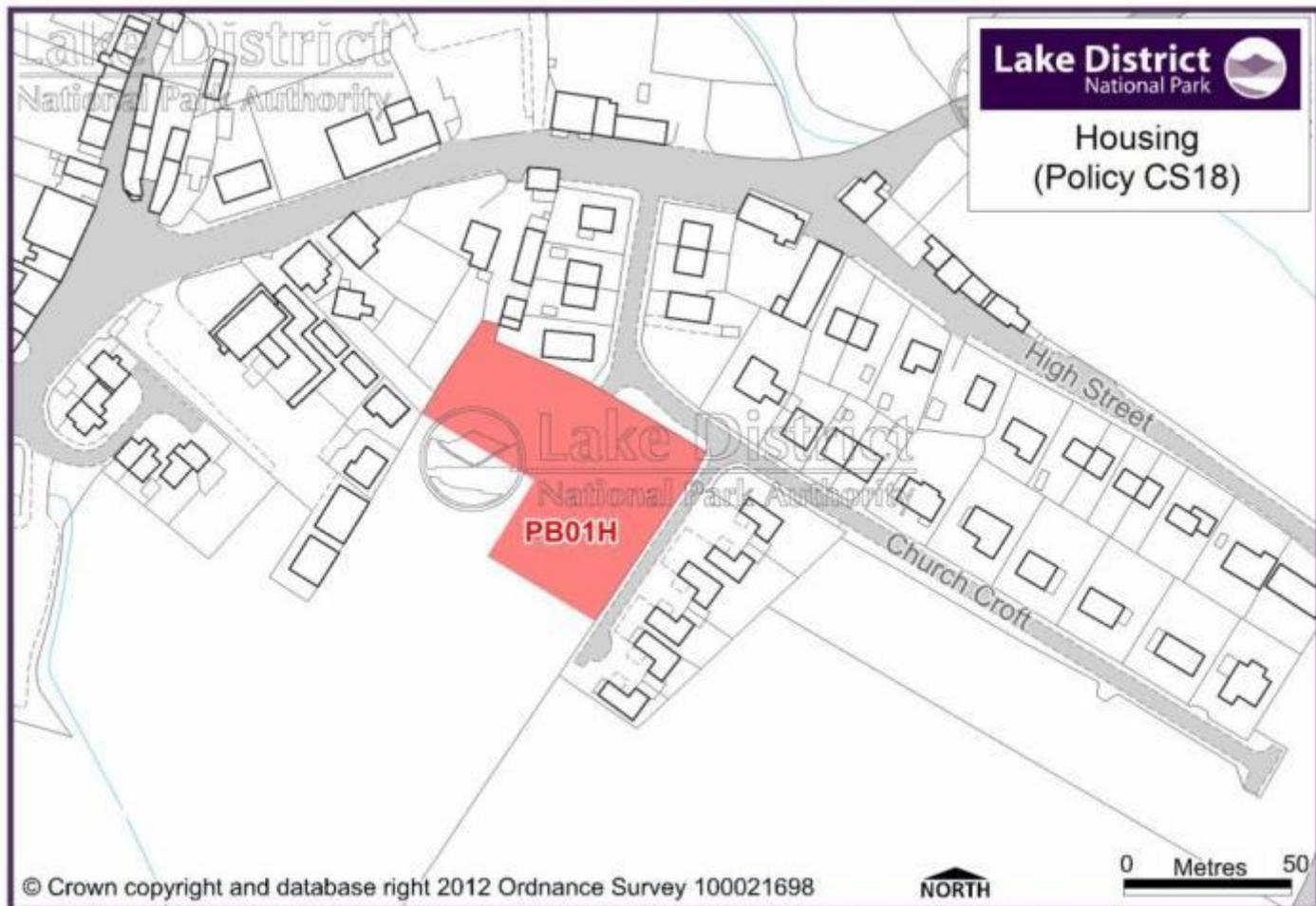
Allocation use	Housing	Site area	0.25 hectares
Likely site specific requirements			
<ul style="list-style-type: none"> • Archaeological field evaluation due to the presence of a feature in the Sites and Monuments Record on this site. • Consideration to the scale, design and layout to ensure sympathetic design for this location on the fringe of the settlement. 			
Other important considerations			
<ul style="list-style-type: none"> • Retaining existing trees where possible, and planting appropriate native species trees, hedgerows, or creating new drystone walls, has the potential over the long term to enhance ecological connectivity with surrounding habitats. This will benefit bats, red squirrels, reptiles and other species. 			



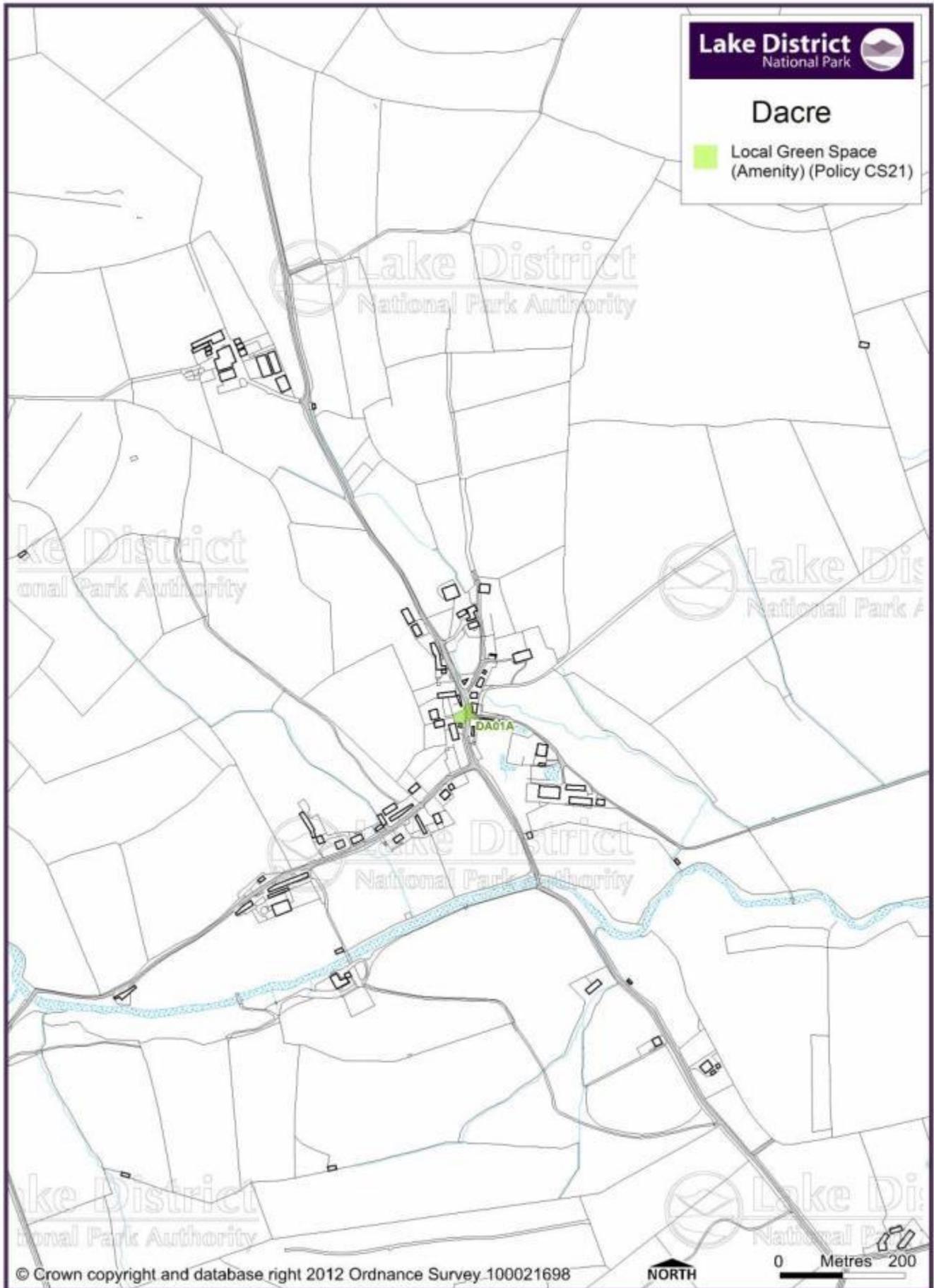


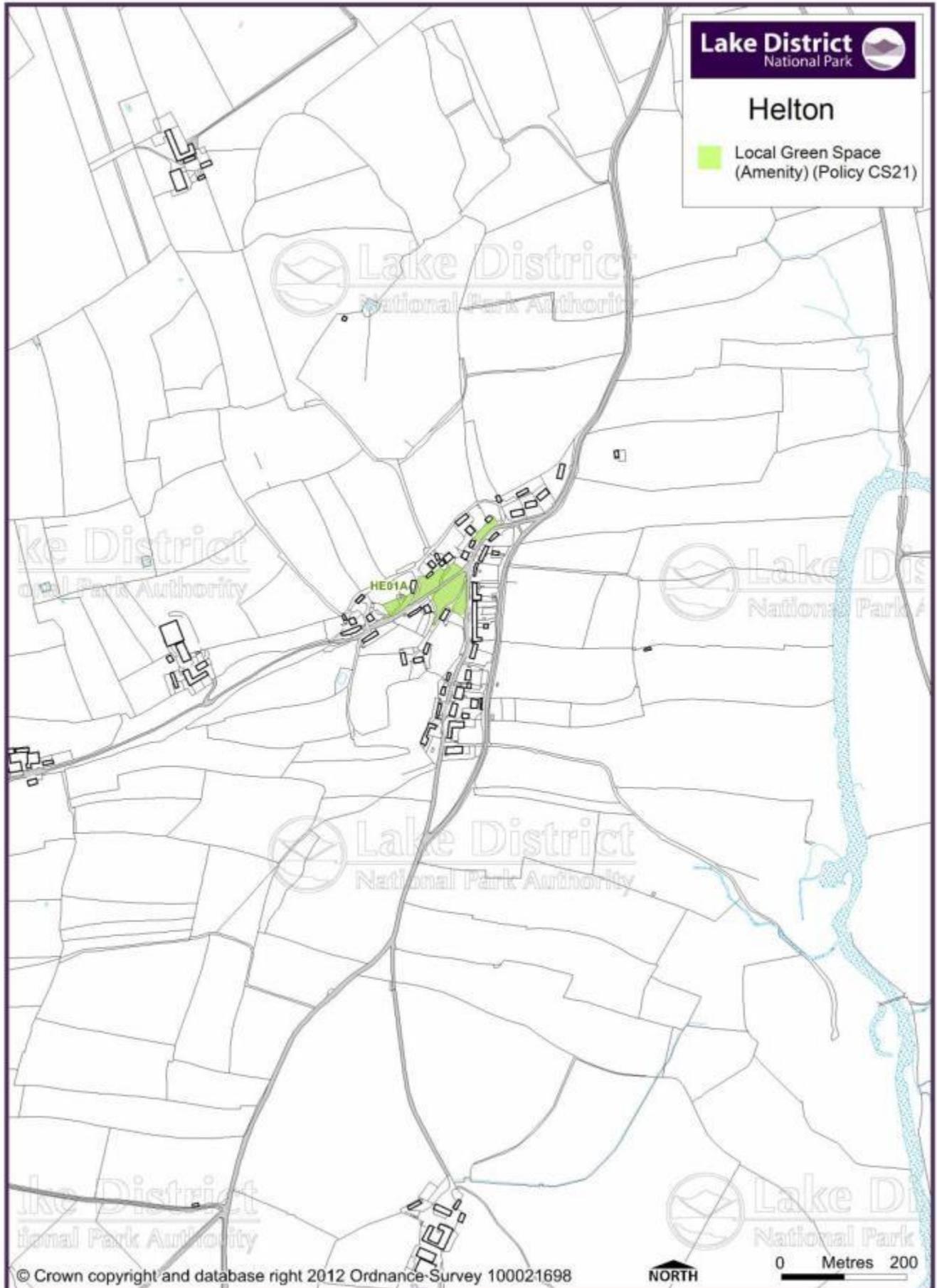


Site Reference Number:	PB01H
Site Name:	Land to the West of Fell Croft, Pooley Bridge



Allocation use	Housing	Site area	0.36 hectares
Likely site specific requirements			
<ul style="list-style-type: none"> • The design, scale, layout and density of development should reflect the site’s rural character, and ensure residential amenity at neighbouring properties is not adversely affected. • Surface water management and attenuation measures such as Sustainable Drainage Systems are required to prevent surface water entering the local sewerage network to avoid additional capacity pressures. 			
Other important considerations			
<ul style="list-style-type: none"> • Sewerage capacity issues may need to be investigated at the time of an application. • Planting appropriate native trees, hedgerow or dry stone walling has the potential over the long term to enhance ecological corridors. This will benefit bats, red squirrels and other species. 			



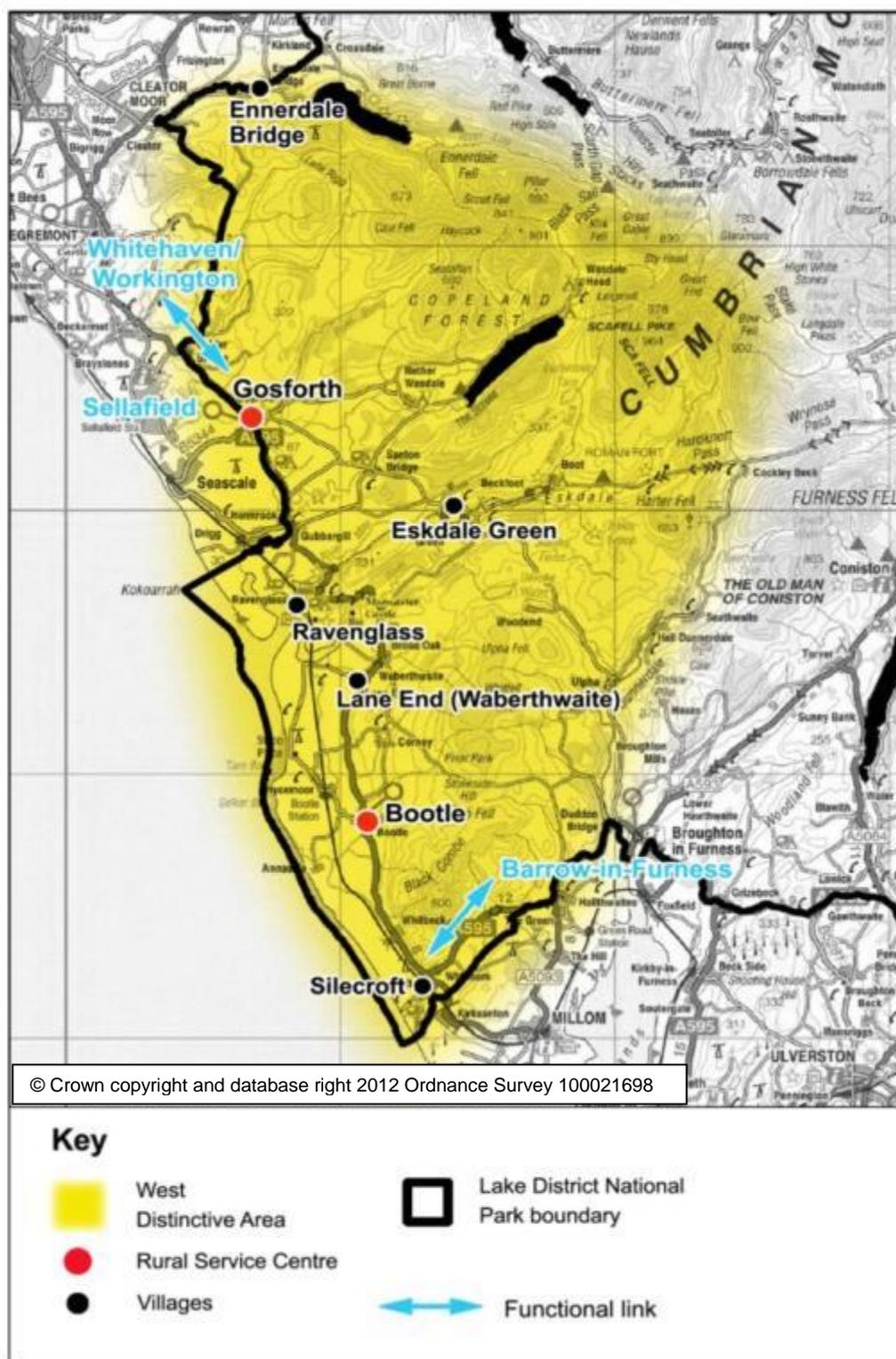


West Distinctive Area

18 The West Distinctive Area

18.1 The West Distinctive Area includes the Rural Service Centres of Bootle and Gosforth, and the Villages of Ennerdale Bridge, Eskdale Green, Lane End (Waberthwaite), Ravenglass, and Silecroft. A map showing the West Distinctive Area and its principal settlements is shown in Figure 4.

Figure 4: The West Distinctive Area



19 Proposals for the West Distinctive Area

19.1 Approximately 17 per cent of the total land allocated for housing, and 12 per cent of allocated employment land in the National Park is in the West Distinctive Area. The proportion of the land allocated in each settlement is shown in Table 5.

Table 5: Area of land proposed for allocation in each settlement in the West Distinctive Area.

Rural Service Centres and Villages in West Distinctive Area (Rural Service Centre in bold)	Area (in hectares) of land allocated for housing	Area (in hectares) of land allocated for employment use
Bootle	1.77	1.10
Ennerdale Bridge	0.00	0.00
Eskdale Green	0.00	0.00
Gosforth	0.00	0.00
Lane End (Waberthwaite)	0.15	0.00
Ravenglass	0.00	0.00
Silecroft	0.47	0.00
Totals in Distinctive Area	2.39	1.10

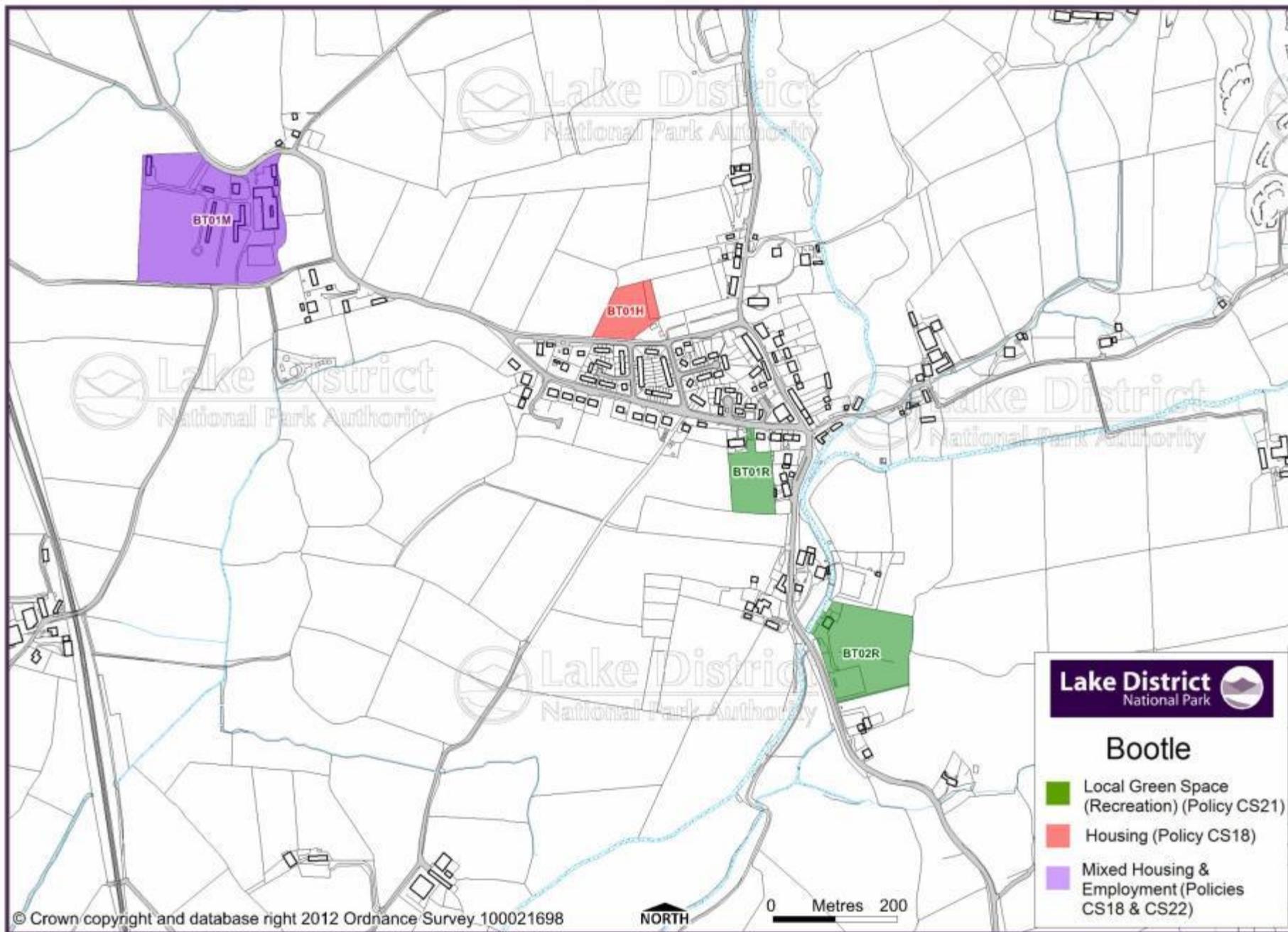
19.2 The housing allocations will make a significant contribution to meeting housing needs in the West Distinctive Area. Core Strategy (Local Plan Part One) Policy CS06 West Distinctive Area recognises the unique situation of there being less pressure to meet local affordable needs in this Distinctive Area. Therefore, we consider that an appropriate mix of local needs and local affordable needs housing is acceptable on these allocated sites.

19.3 Table 5 shows that a significant proportion of land is allocated in Bootle. The majority of this land is the Wellbank Camp Site, which is identified as a mixed use site. We anticipate that approximately 50 per cent of the site would be used for housing and employment uses. The remaining area will comprise of other uses which would be agreed at the time of an application. We will be flexible in our negotiations as to what would be an appropriate mix of uses on this site.

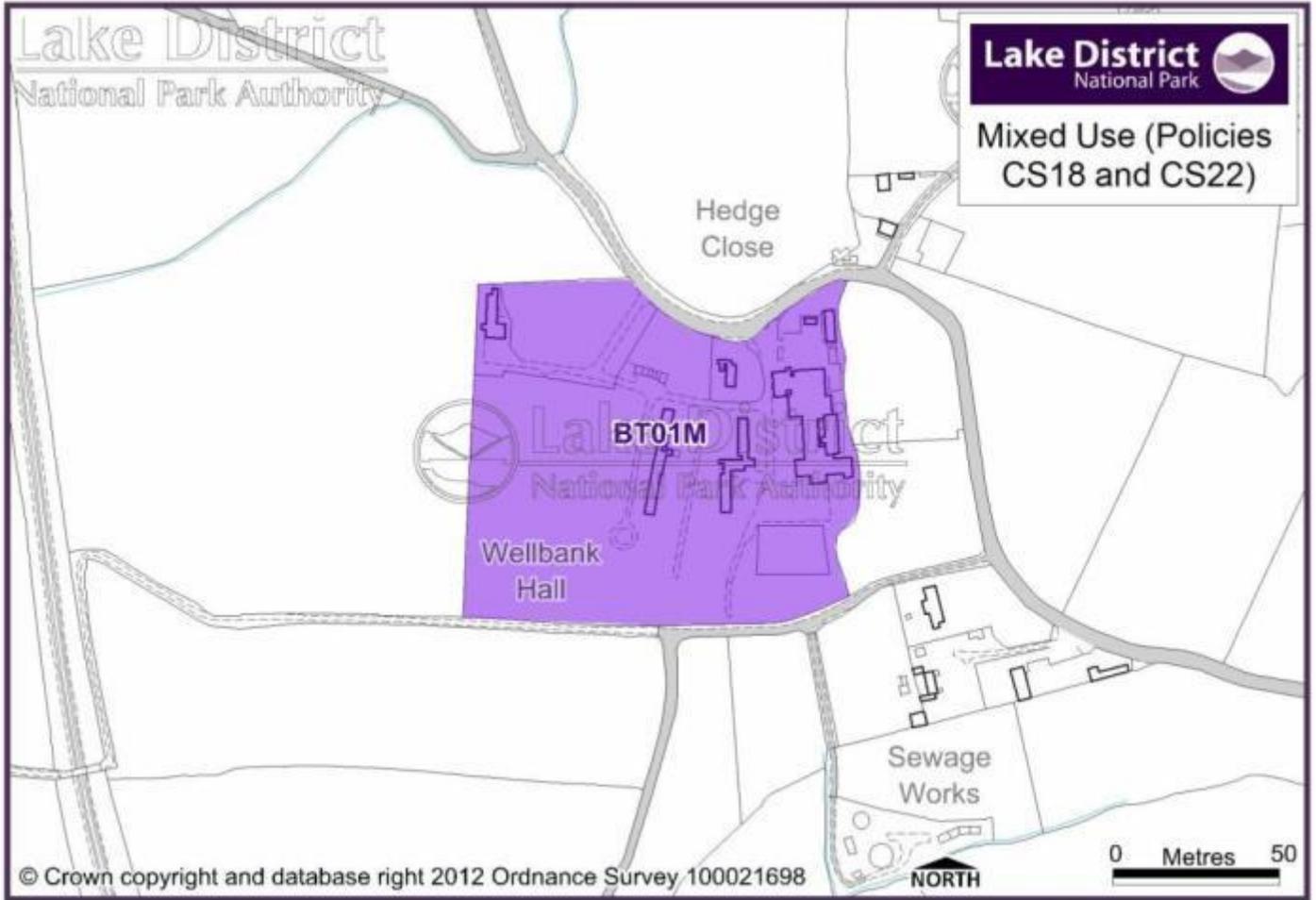
19.4 Although only one employment site is identified in the West Distinctive Area, there are significant employment opportunities at Greengarth Hall which is a short distance south of Gosforth. The site is approximately 4.8 hectares and is currently underutilised. The West Distinctive Area also has close socio-economic links to Sellafield outside the National Park and Britain's Energy Coast.

19.5 We have shown Local Green Spaces on the settlement maps in this section, and on the Policies Map.

19.6 You should read individual site assessments alongside Development Plan policies.

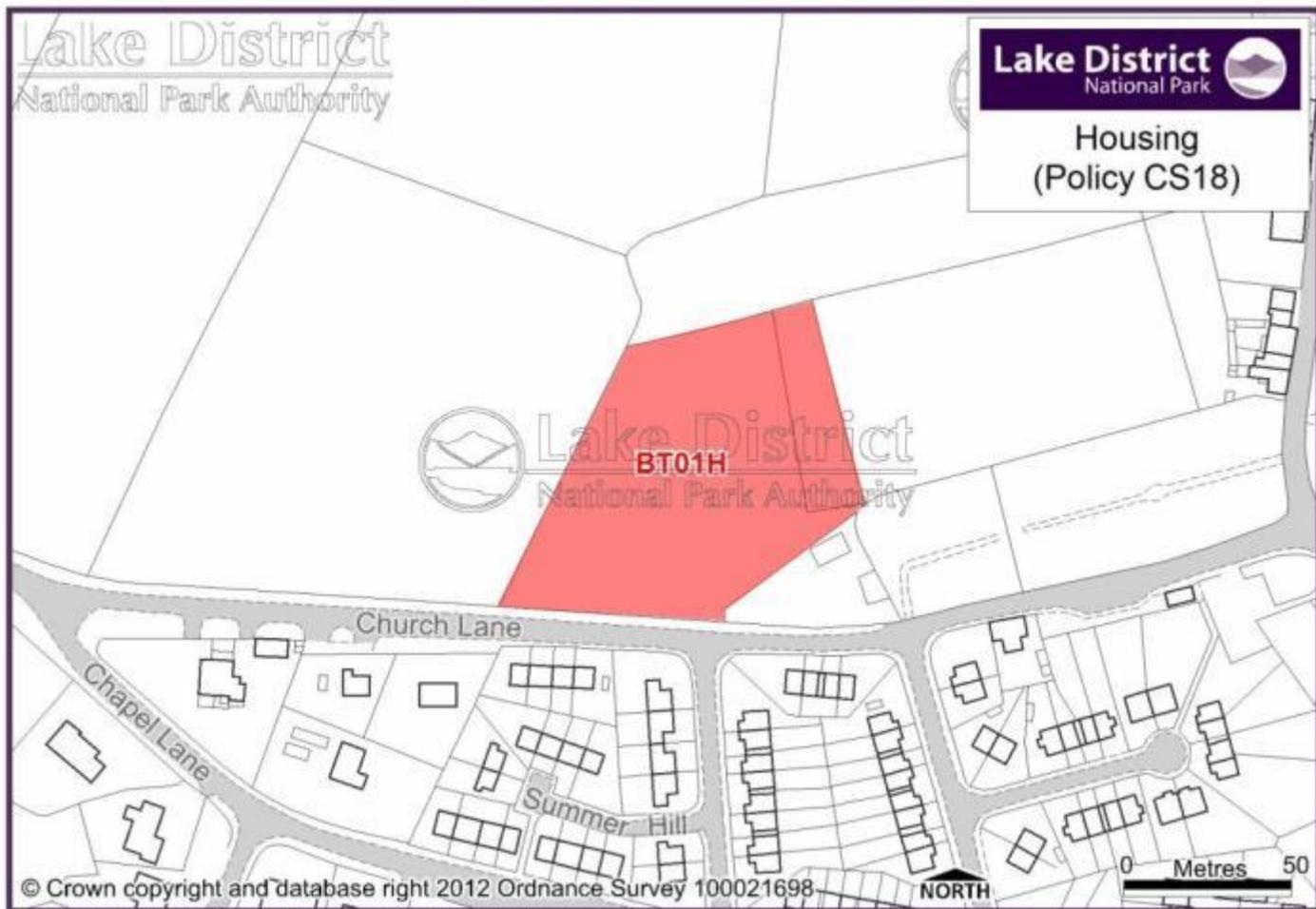


Site Reference Number: BT01M
Site Name: Wellbank Camp, Bootle

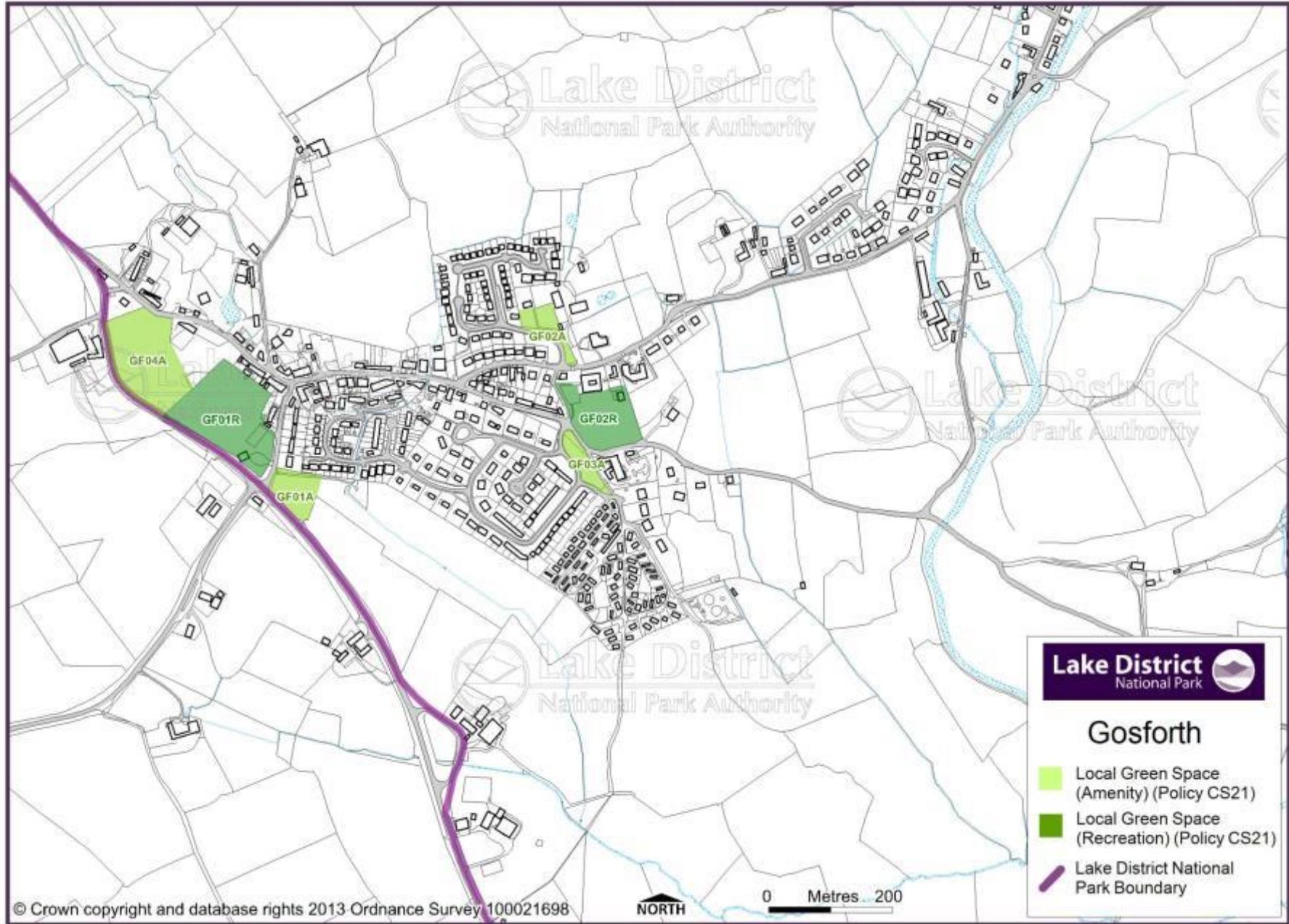


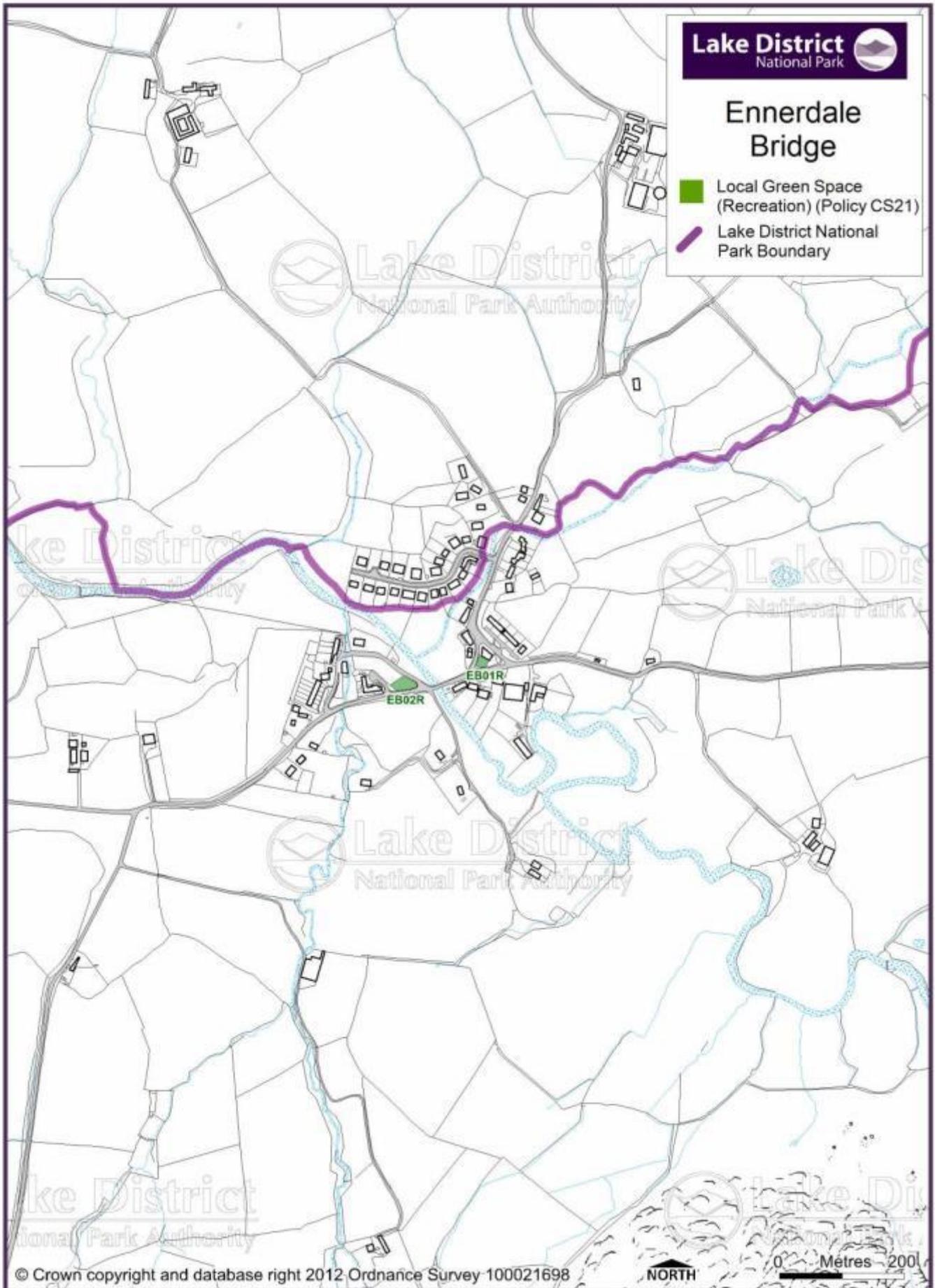
Allocation use	Mixed Use - Housing and Employment	Site area	4.37 hectares
Likely site specific requirements			
<ul style="list-style-type: none">• An extended Phase 1 Habitat Survey should be undertaken to establish potential ecological constraints to development. This survey will inform the requirement for further surveys, for example for bats.• A pedestrian and, or cycle path is required to link this site to Bootle and Bootle Station in order to ensure safe access, and to overcome accessibility concerns.• The swimming pool shall be retained or replaced by a new pool on-site or at an agreed off-site location.• Junction improvements will be required to ensure safe vehicular access to the site.• A Phase 1 Contaminated Land Assessment is required to clarify the likelihood and possible nature of any contamination.			
Other important considerations			
<ul style="list-style-type: none">• Retaining mature trees, planting trees and hedgerows and retaining and creating new drystone walls where possible have the potential over the long term to enhance ecological connectivity with surrounding habitats.• Provision of publically accessible open space and play facilities due to its location in relation to existing provision.• Sewerage capacity issues may need to be investigated at the time of an application.			

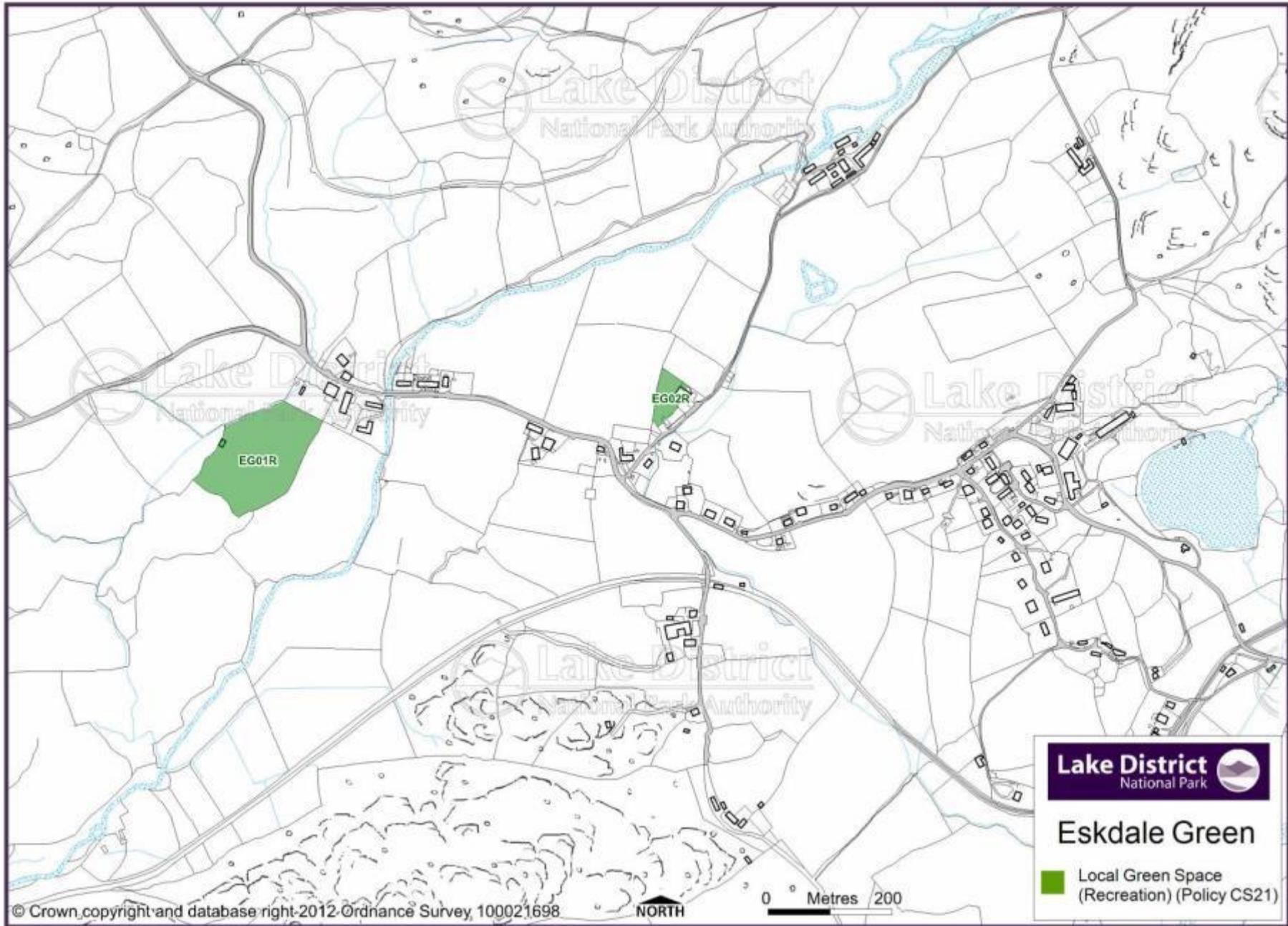
Site Reference Number:	BT01H
Site Name:	Field off Church Lane, Bootle

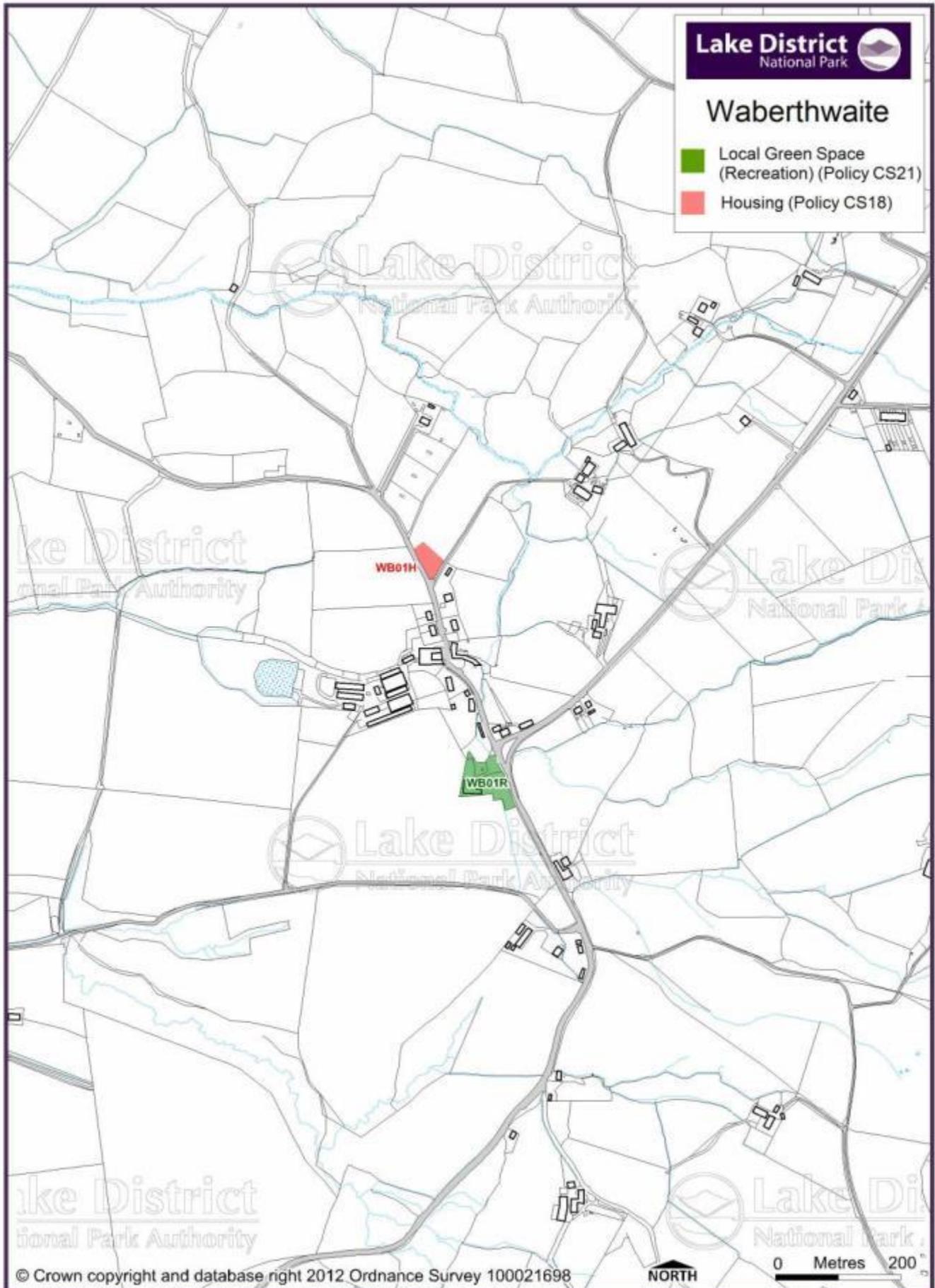


Allocation use	Housing	Site area	0.67 hectares
Likely site specific requirements			
<ul style="list-style-type: none"> • Retain or realign the hedgerow fronting the highway. • The northern and eastern hedgerows and trees shall be retained as they will help to screen development. 			
Other important considerations			
<ul style="list-style-type: none"> • Sewerage capacity issues may need to be investigated at the time of an application. • Additional planting along the western boundary with appropriate native species trees and hedgerow has the potential over the long term to enhance ecological connectivity with surrounding habitats, and help mediate the transition from built development to open countryside. 			

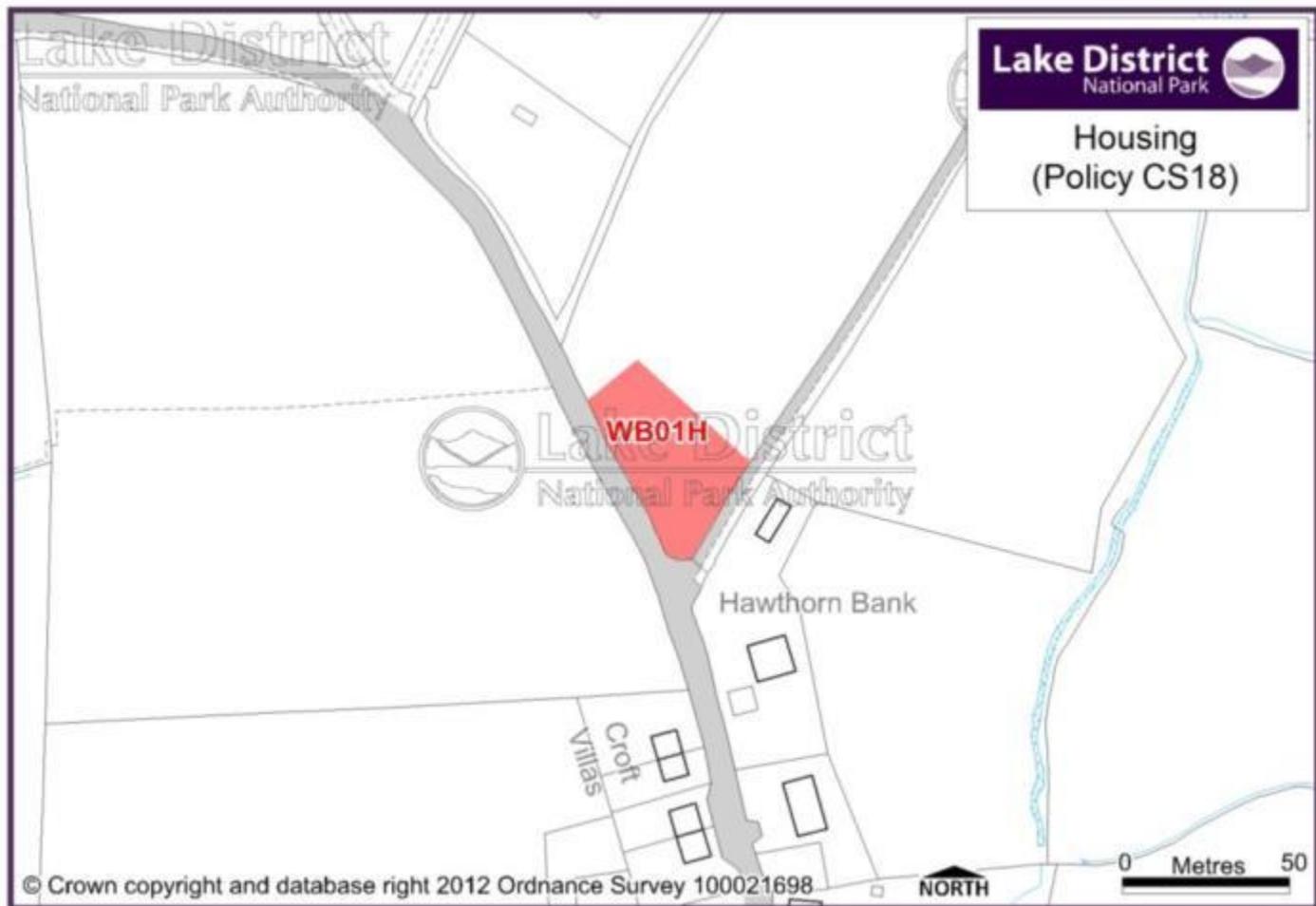




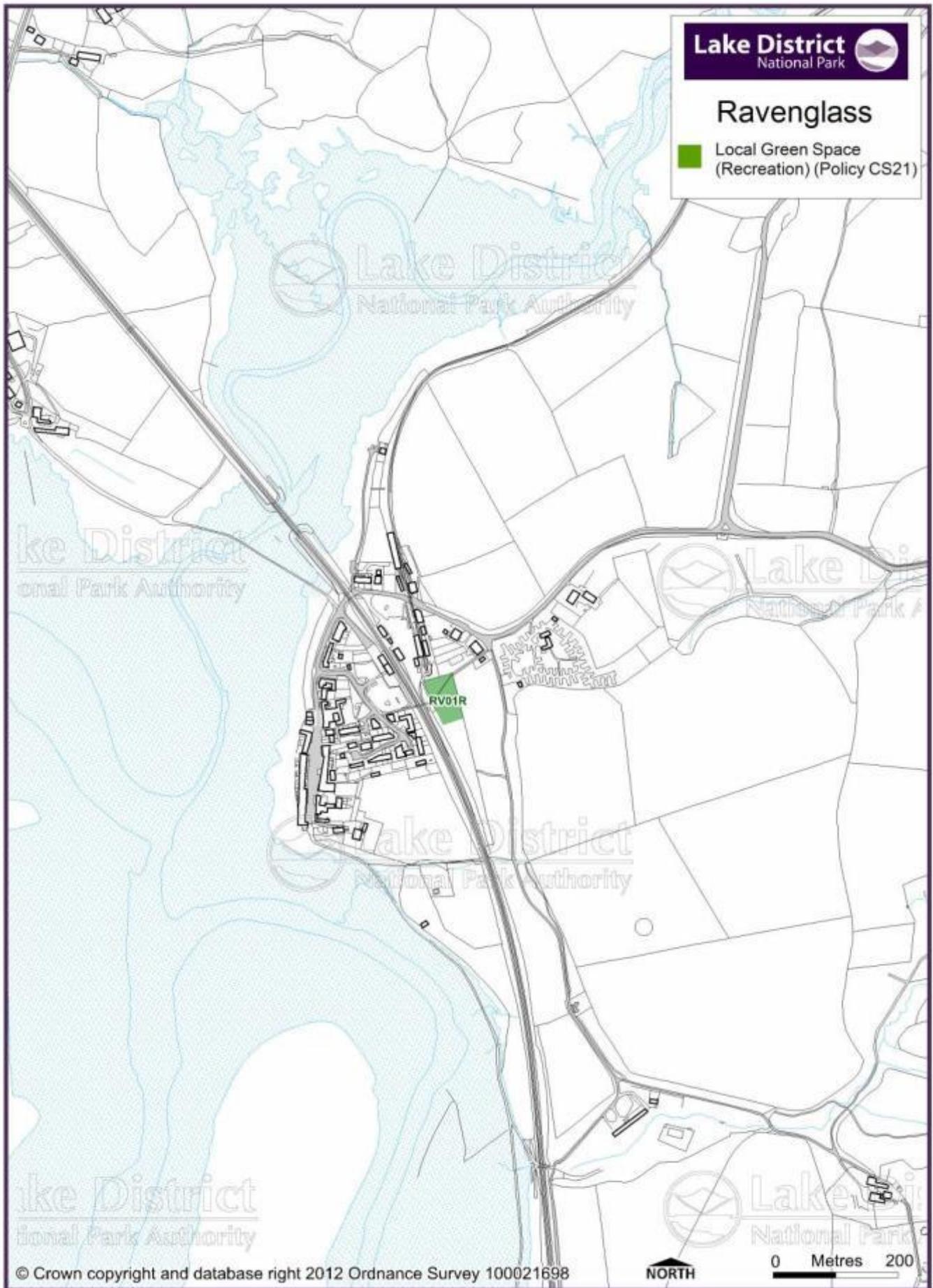


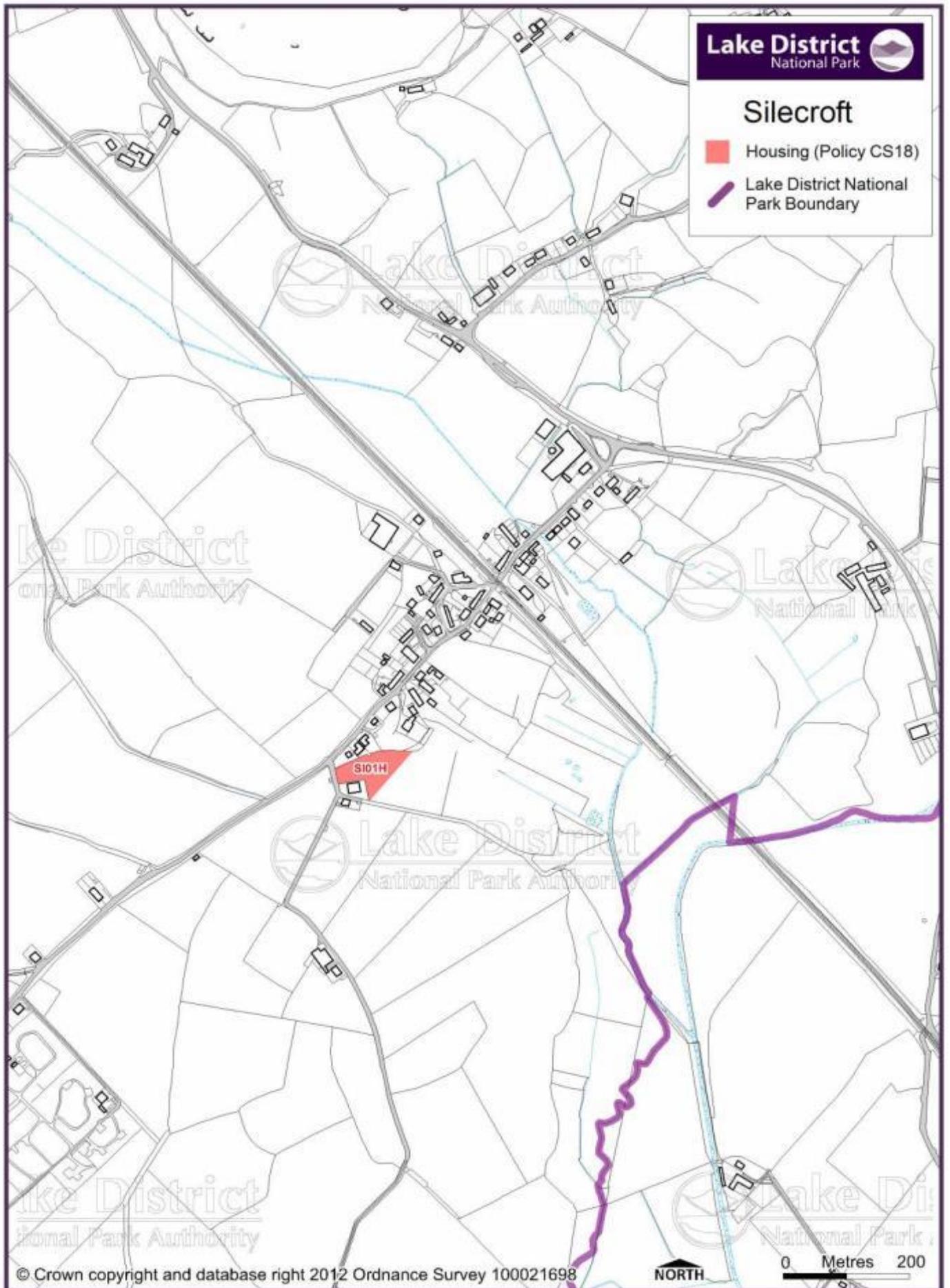


Site Reference Number:	WB01H
Site Name:	Land north of Hawthorn Bank, Lane End

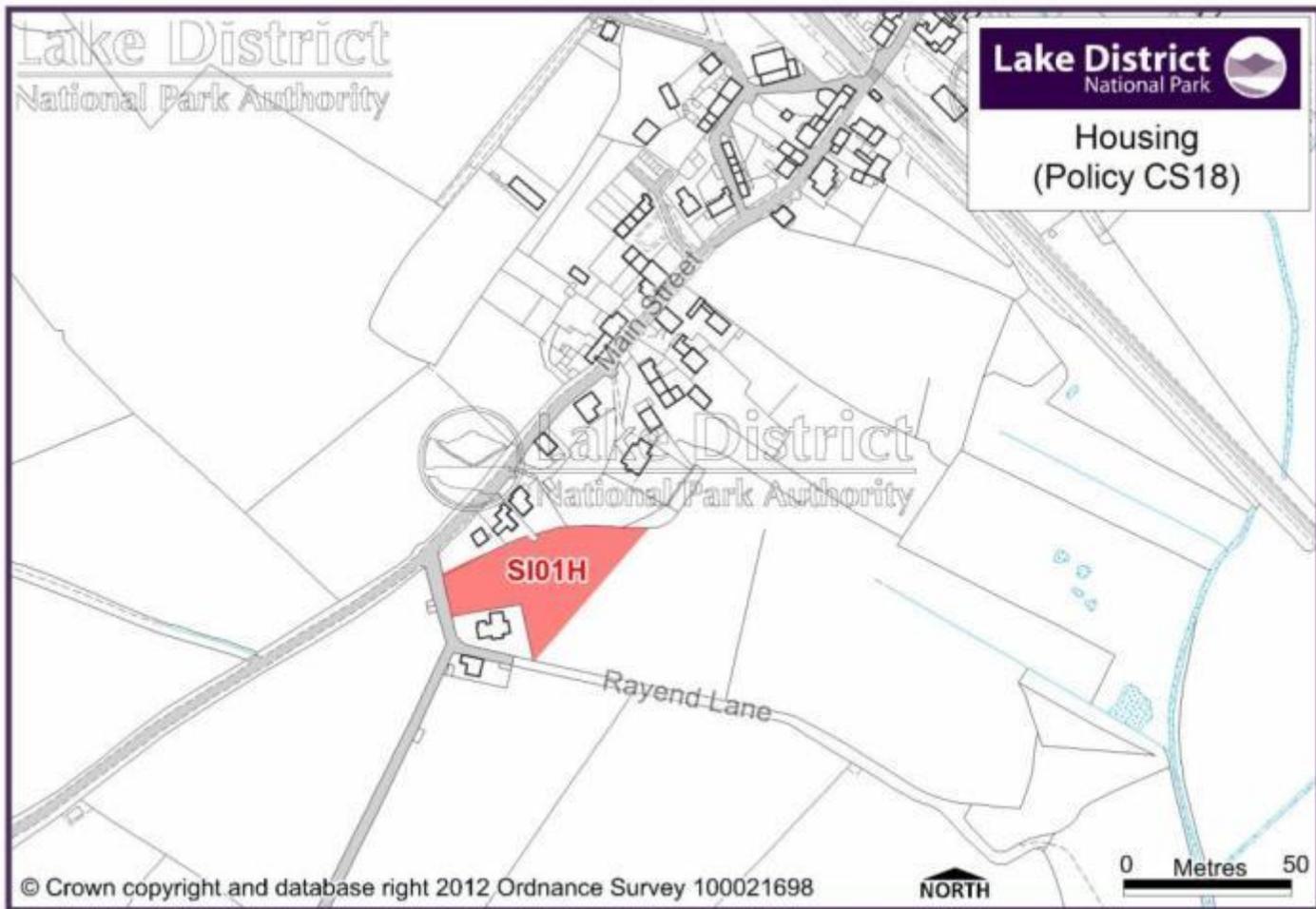


Allocation use	Housing	Site area	0.15 hectares
Likely site specific requirements			
<ul style="list-style-type: none"> On-site sewage treatment is required as there is no mains connection in Lane End. Provision of a suitable access arrangement. Due to the lack of verges on this road, the site should be served from a single access point that will achieve maximum visibility. 			
Other important considerations			
<ul style="list-style-type: none"> Clean water pipeline ends just to the north of 2 Croft Villas therefore new infrastructure will be necessary. It is likely a developer would be required to make a contribution proportionate to the additional demand on the network as a result of the development. Careful consideration will need to be given to the layout, scale and design of a scheme to ensure the site will integrate into the landscape and avoid appearance of ribbon development. 			

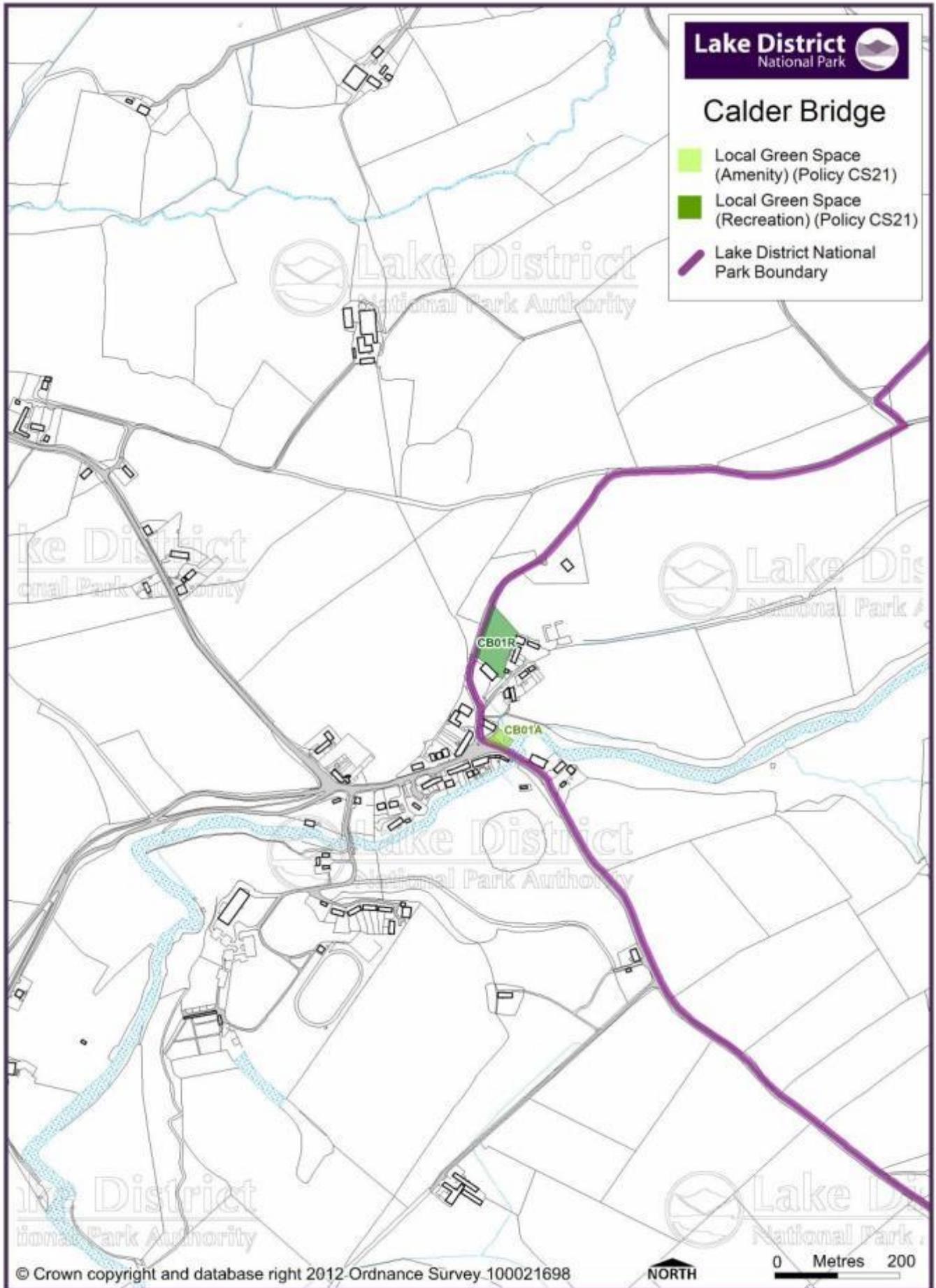


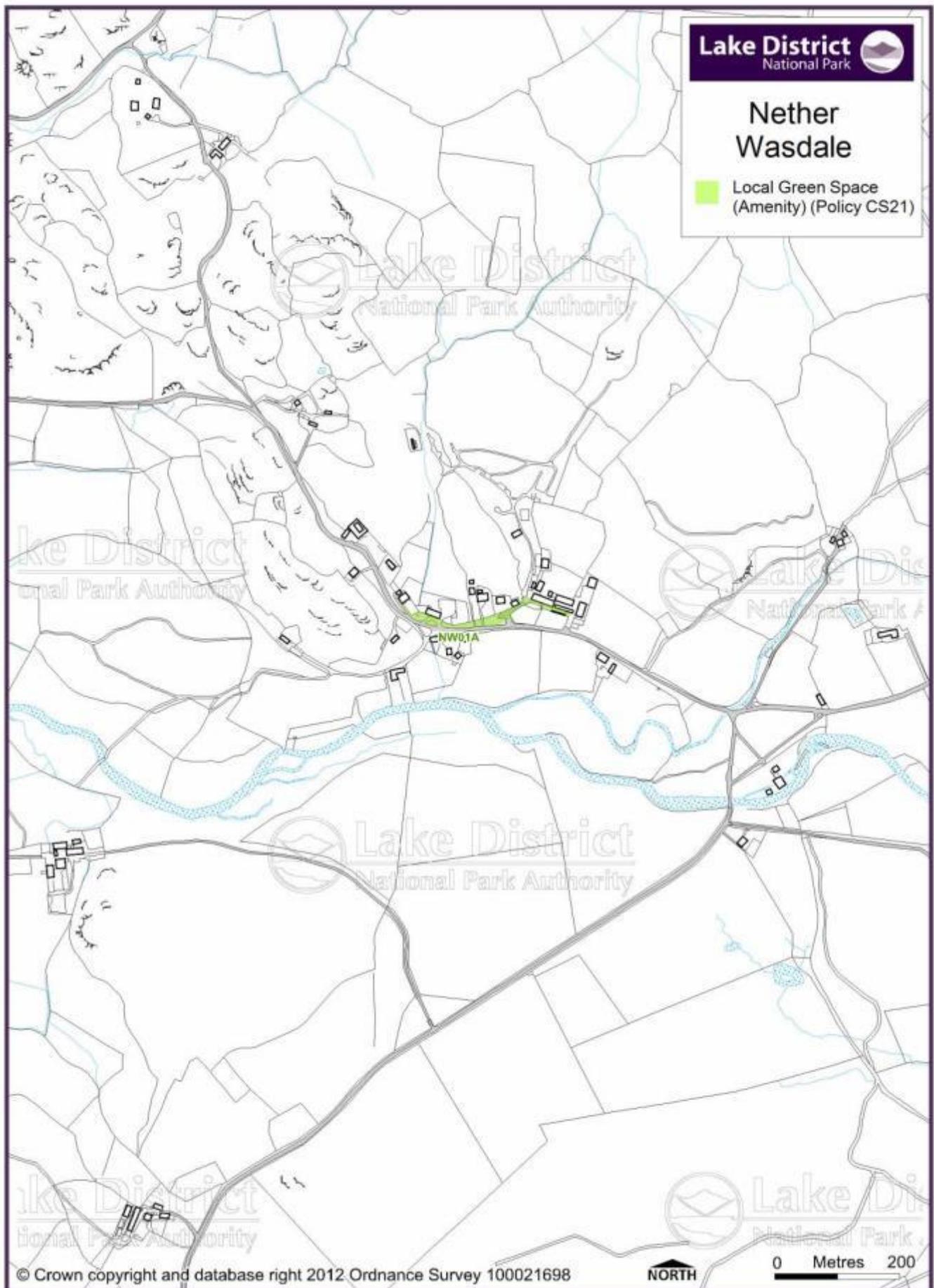


Site Reference Number:	SI01H
Site Name:	Kellet Field, Silecroft



Allocation use	Housing	Site area	0.47 hectares
Likely site specific requirements			
<ul style="list-style-type: none"> • The access must, as far as practicable, apply the principles of adoptable highways standards and the number of dwellings should proportionately reflect any limitations in achieving this. • Extended Phase 1 Habitats Survey to establish potential ecological constraints to development. This survey will inform the requirement or otherwise for further surveys. • The site layout will need to reflect the need to maintain the root protection area for the existing trees within the site and on neighbouring land. 			
Other important considerations			
<ul style="list-style-type: none"> • Planting appropriate native species trees, hedgerows and the creation of new drystone walls appropriate to the location has the potential over the long term to enhance ecological connectivity with surrounding habitats. This will benefit bats and other species. • Presence of the sewerage network which runs through the site. Consideration needs to be given to this in the design of any scheme. 			





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NORTH

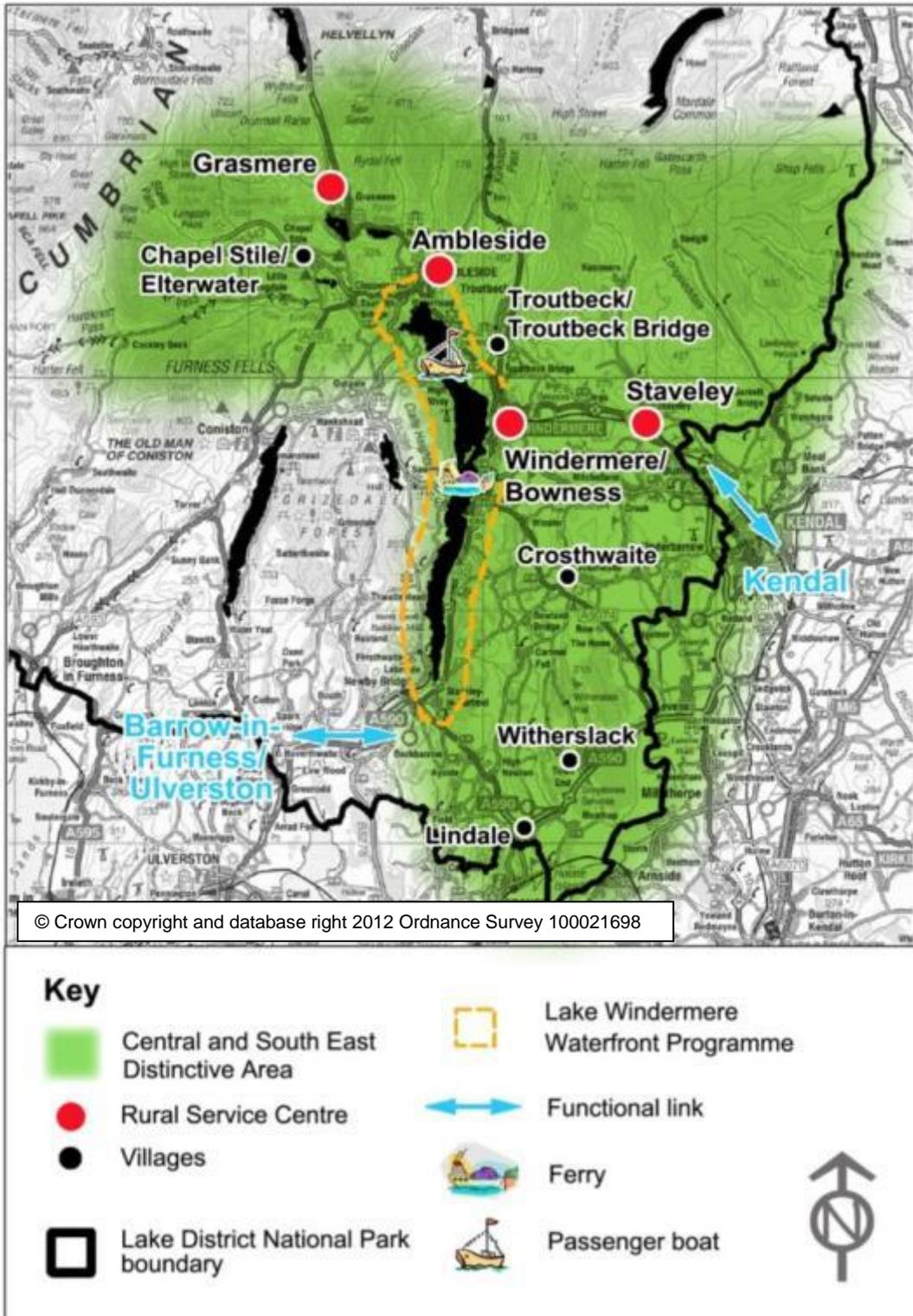
0 Metres 200

Central and South East Distinctive Area

20 The Central and South East Distinctive Area

20.1 The Central and South East Distinctive Area includes the Rural Service Centres of Ambleside, Grasmere, Staveley, Windermere and Bowness-on-Windermere, and the Villages of Chapel Stile and Elterwater, Crosthwaite, Lindale, Troutbeck and Troutbeck Bridge, and Witherslack. A map showing the Central and South East Distinctive Area and its principal settlements is shown in Figure 5.

Figure 5: The Central and South East Distinctive Area



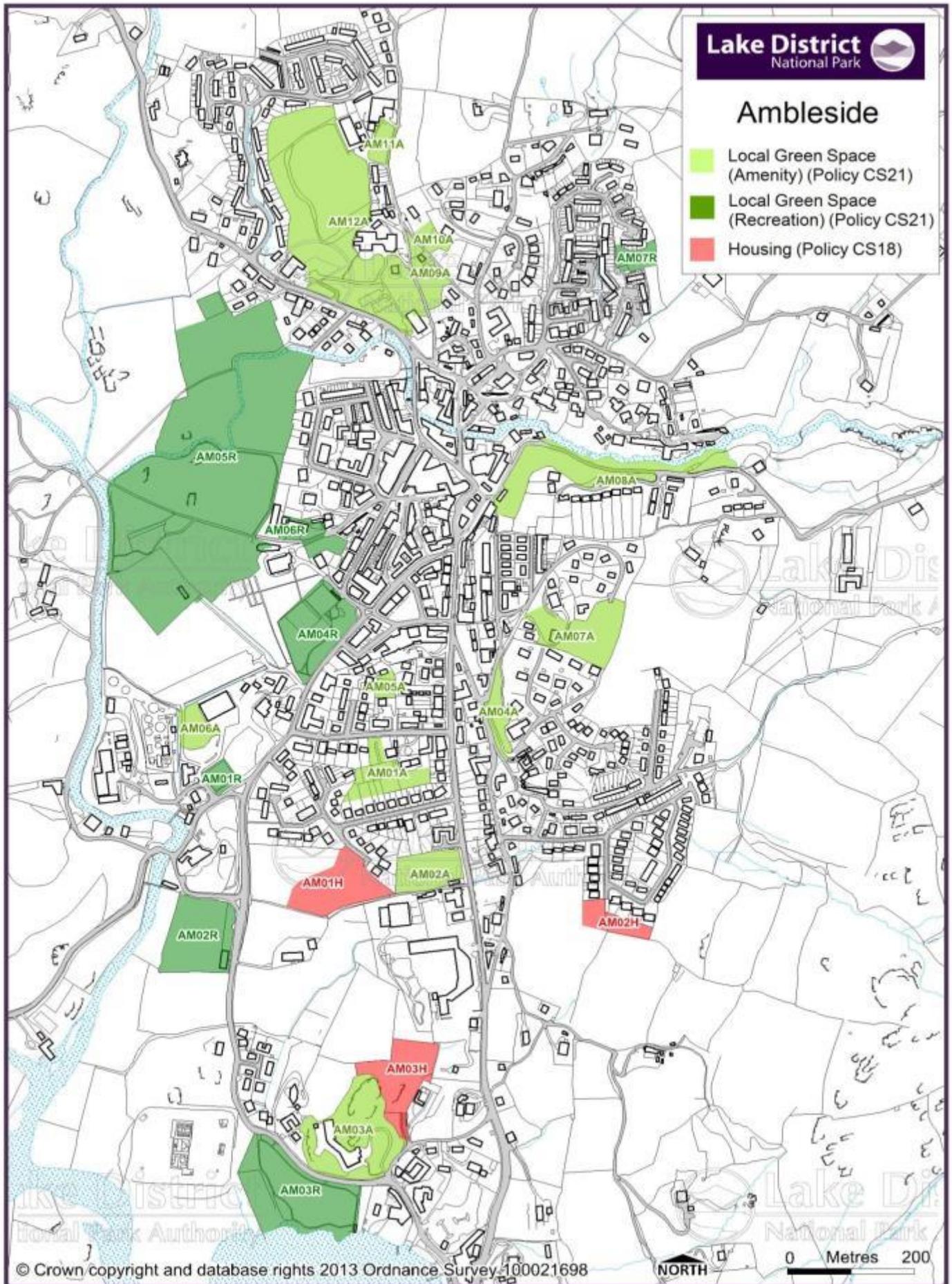
21 Proposals for the Central and South East Distinctive Area

21.1 Approximately 52 per cent of the total land allocated for housing, and 19 per cent of allocated employment land in the National Park is within the Central and South East Distinctive Area. The proportion of the land allocated in each settlement is shown in Table 6.

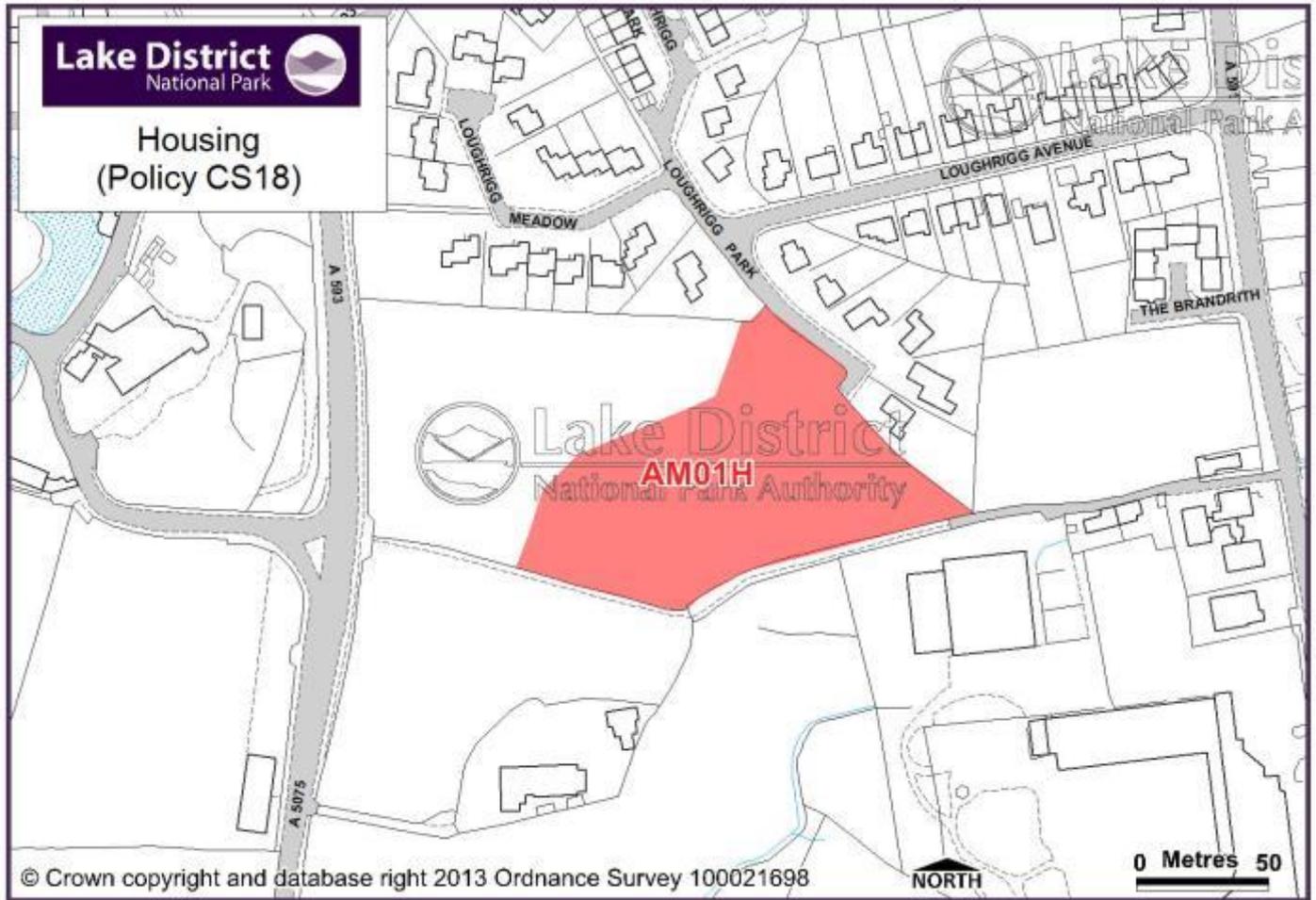
Table 6: Area of land proposed for allocation in each settlement in the Central and South East Distinctive Area.

Rural Service Centres and Villages in Central and South East Distinctive Area (Rural Service Centre in bold)	Area (in hectares) of land allocated for affordable housing	Area (in hectares) of land allocated for employment use
Ambleside	2.24	0.00
Chapel Stile and Elterwater	0.00	0.00
Crosthwaite	0.62	0.00
Grasmere	0.66	0.00
Lindale	0.00	0.00
Staveley	1.76	0.94
Troutbeck and Troutbeck Bridge	0.16	0.00
Windermere and Bowness	2.22	0.73
Witherslack	0.34	0.00
Totals in Distinctive Area	8.00	1.67

- 21.2 A significant proportion of land is allocated for housing in this Distinctive Area which meets our Core Strategy (Local Plan Part One) Policy CS07 'Central and South East Distinctive Area', as the largest proportion of the National Park population lives in this Distinctive Area.
- 21.3 A good proportion of employment land has been allocated in this Distinctive Area. Together with the land identified in Backbarrow and Haverthwaite which is close to this Distinctive Area, so serves residents in the Central and South East Distinctive Area, this will make a significant contribution to meeting the needs and demands of businesses for employment land.
- 21.4 Land is also allocated at Kendal Fell Quarry for a waste management and treatment facility. As explained in section 1, the quarry 'floor' has been allocated for this use, to allow flexibility over the precise location of any facility within the quarry floor when a planning application is submitted.
- 21.5 We have shown Local Green Spaces on the settlement maps in this section, and on the Policies Map.
- 21.6 You should read individual site assessments alongside Development Plan policies.

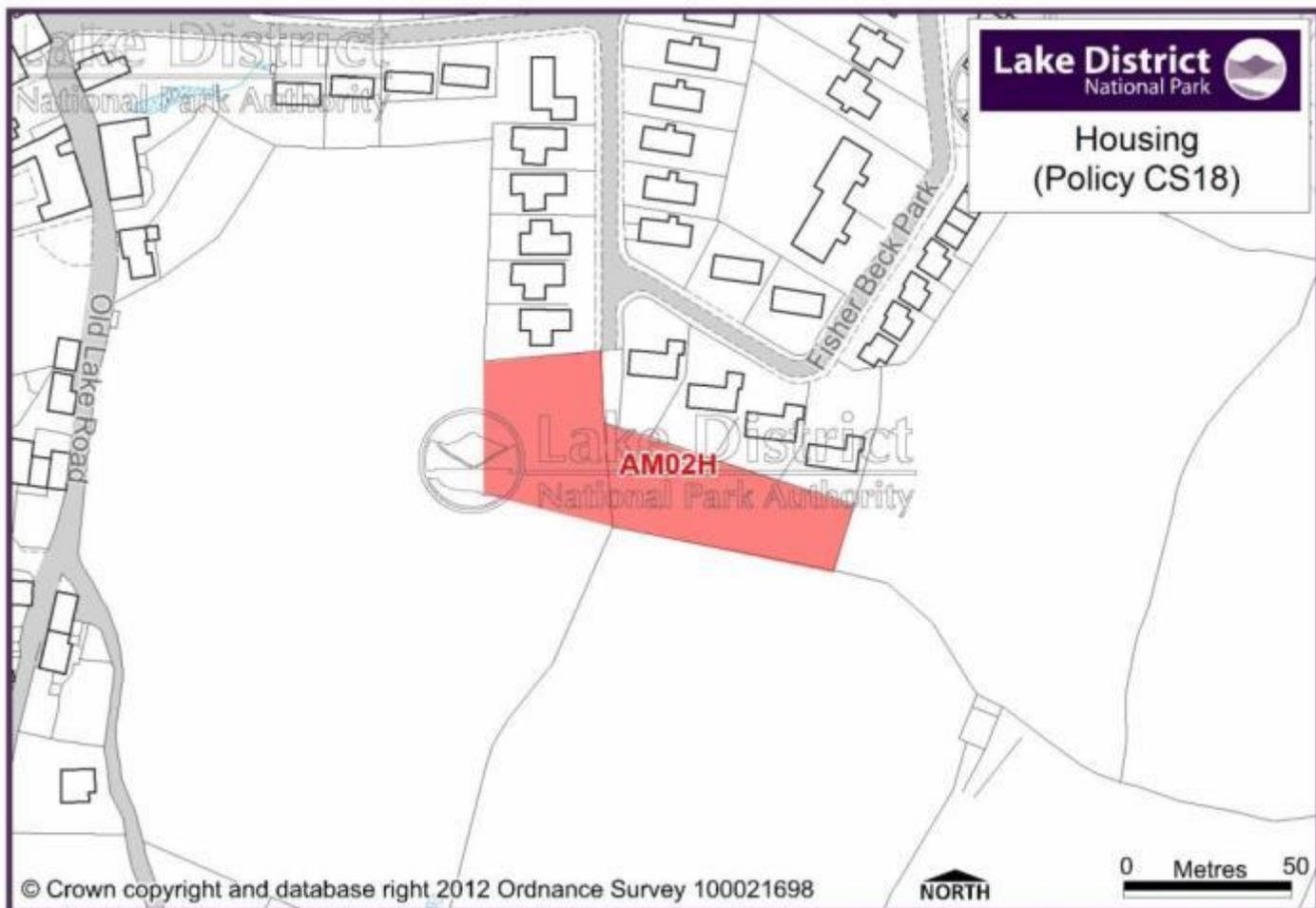


Site Reference Number:	AM01H
Site Name:	Field off A593, to south of dwellings on Loughrigg Meadow, Ambleside



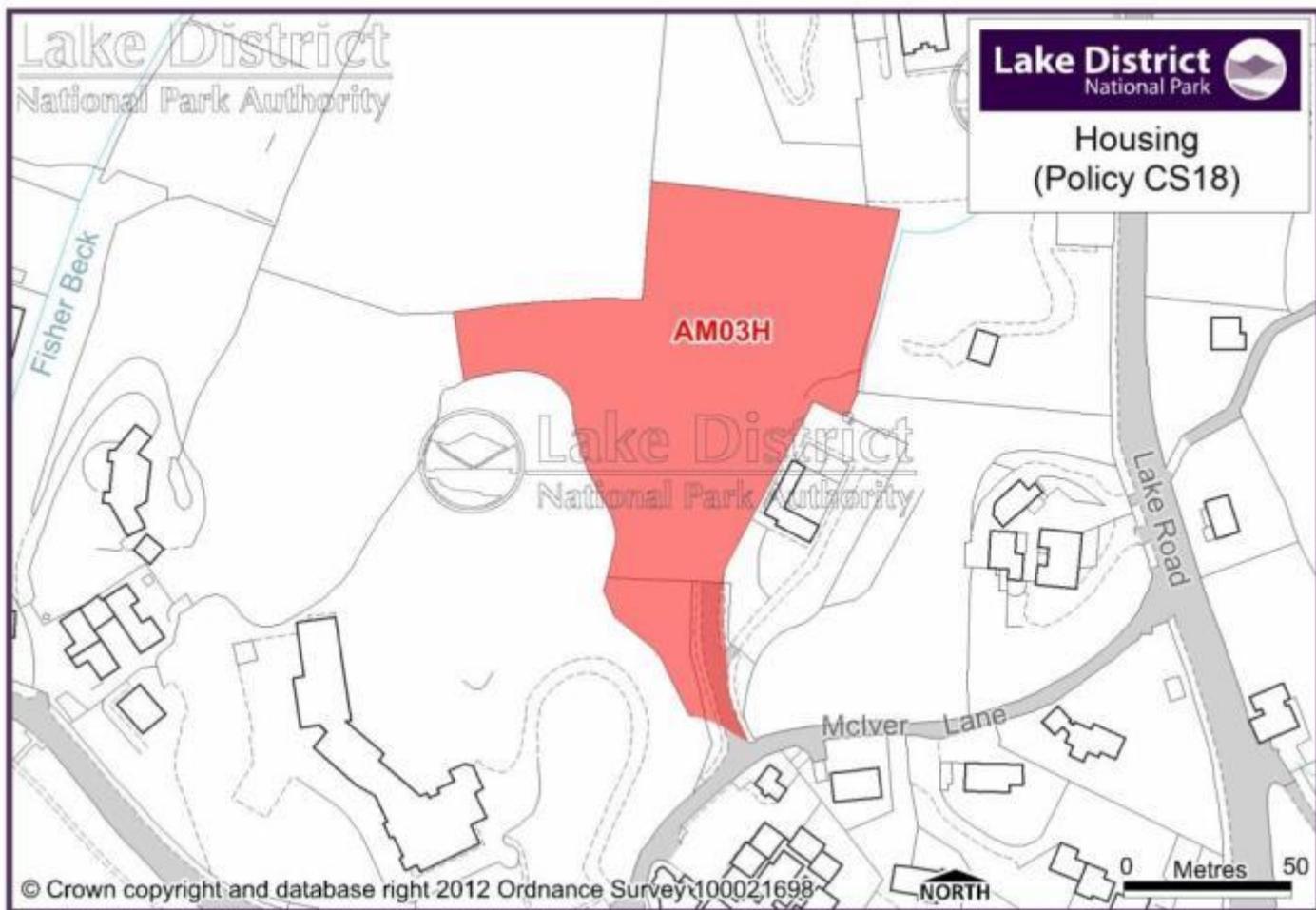
Allocation use	Housing	Site area	0.95 hectares
Likely site specific requirements			
<ul style="list-style-type: none"> • Vehicular access together with provision for pedestrians and, or cyclists should be from Borrans Road (A593). Pedestrian and, or cycle access should also be provided onto Loughrigg Park. • A secondary access to the site via Loughrigg Park should be provided, to enable access to homes in the event of flooding on Borrans Road. Suitable planning conditions and/or a legal agreement would be used to ensure the access is not used at any other times by vehicles, and to secure the management arrangements for controlling its usage. • A tree survey is required because of the trees within the site and along the boundary. • A planting scheme to identify which trees should be retained and where new planting should be provided. The site layout will need to reflect the need to maintain the root protection area of existing trees. • Extended Phase 1 Habitats Survey to establish potential ecological constraints to development. This survey will inform the requirement or otherwise for further surveys. • Archaeological field evaluation due to the presence of features recorded in the Sites and Monuments Record in close proximity to the site. 			
Other important considerations			
<ul style="list-style-type: none"> • Plant appropriate native trees and, or create new drystone walls to enhance ecological connections with other habitats and biodiversity. • Sewerage capacity issues may need to be investigated at the time of an application. • Consider surface water management and attenuation measures such as Sustainable Drainage Systems, due to the topography of the site. 			

Site Reference Number:	AM02H
Site Name:	Land behind 20-28 Fisherbeck Park, Ambleside

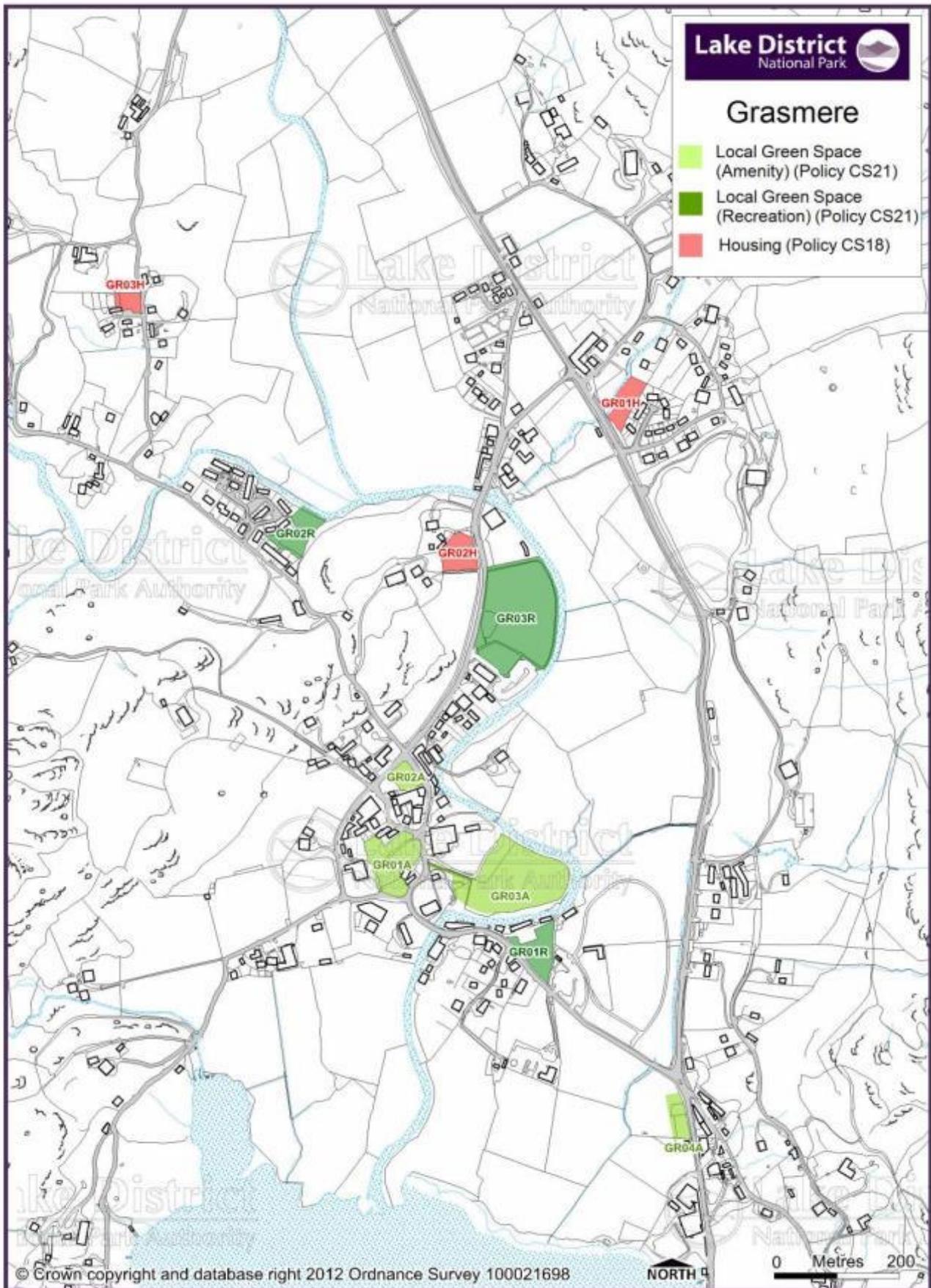


Allocation use	Housing	Site area	0.35 hectares
Likely site specific requirements			
<ul style="list-style-type: none"> Consider surface water management and attenuation measures such as Sustainable Drainage Systems. Extended Phase 1 Habitats survey to establish potential ecological constraints to development. This survey will inform the requirement for further surveys. 			
Other important considerations			
<ul style="list-style-type: none"> Sewerage capacity issues may need to be investigated at the time of an application. Planting appropriate native trees, hedgerow or dry stone walling has the potential over the long term to enhance ecological corridors. This will benefit bats, red squirrels and other species. 			

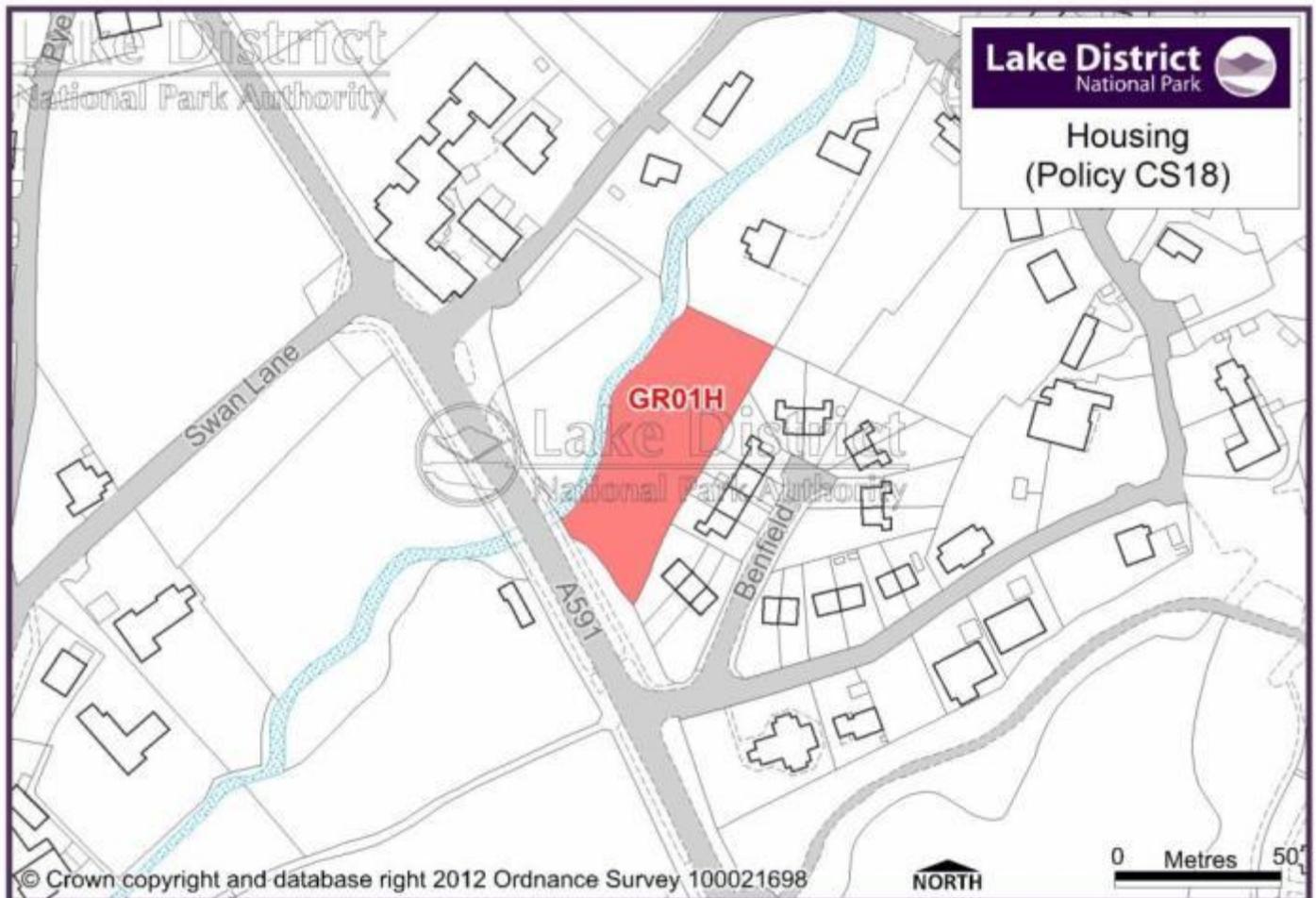
Site Reference Number:	AM03H
Site Name:	Land off Mclver Lane, Ambleside



Allocation use	Housing	Site area	0.94 hectares
Likely site specific requirements			
<ul style="list-style-type: none"> • A bat survey is required as bats have been recorded on the site. • Archaeological evaluation due to the presence of features recorded on the Sites and Monuments Record in close proximity to this site, and is within 250 metres of a Scheduled Ancient Monument. • A tree survey is required because of the trees within the site and along the boundary. • A planting scheme to identify which trees should be retained and where new planting should be provided. The site layout will need to reflect the need to maintain the root protection area of the existing trees. 			
Other important considerations			
<ul style="list-style-type: none"> • Sewerage capacity issues may need to be investigated at the time of an application. 			

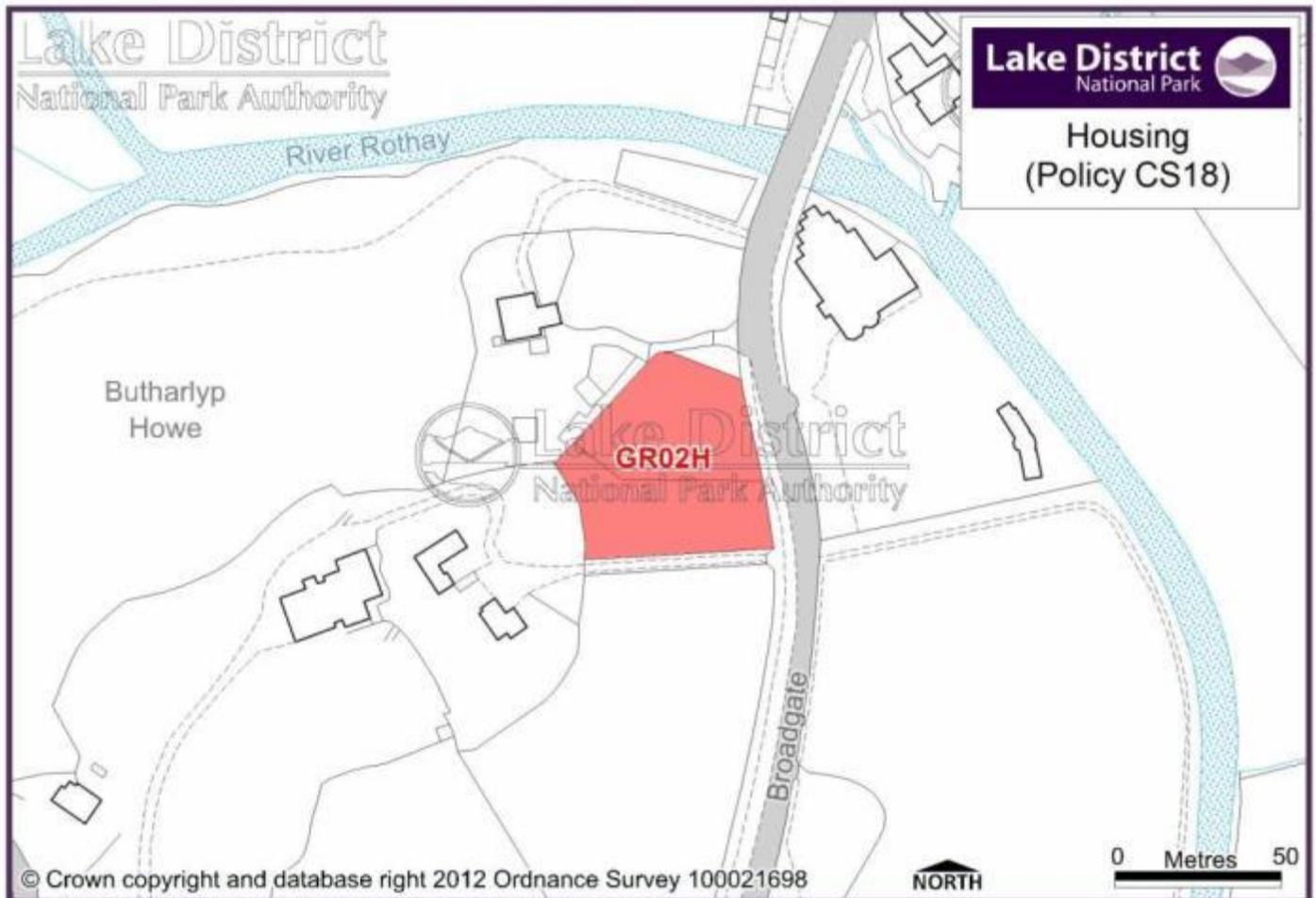


Site Reference Number:	GR01H
Site Name:	Land between Swan Hotel and Benfield, Grasmere



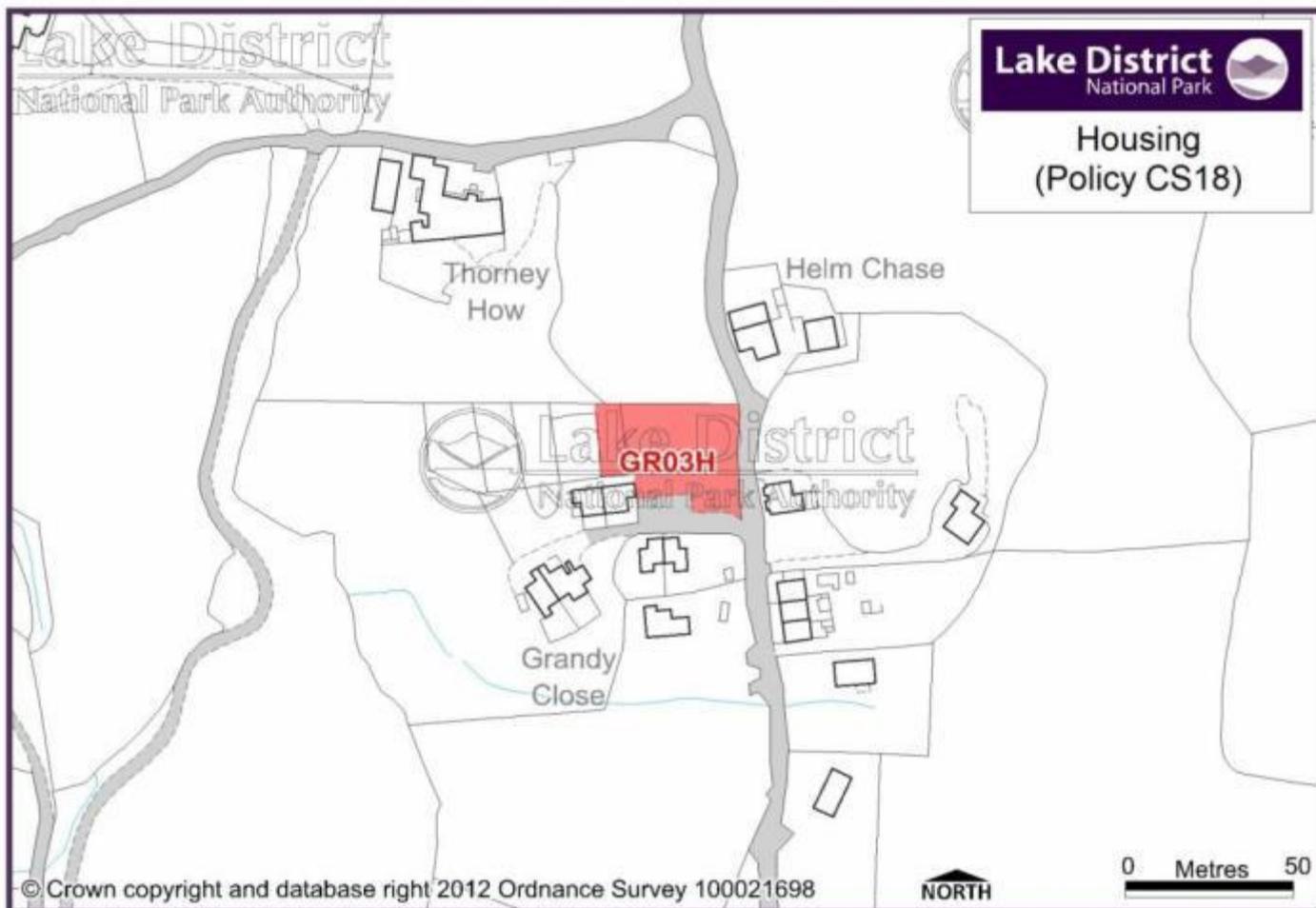
Allocation use	Housing	Site area	0.25 hectares
Likely site specific requirements			
<ul style="list-style-type: none"> • The access shall be positioned to avoid loss of trees and maximise visibility. • A tree survey is required because of the trees within the site and along the boundary. • The site layout will need to reflect the need to maintain the root protection area of existing trees. • Development including construction must avoid adverse impacts on Greenhead Gill and the River Rothay to safeguard water quality. • A red squirrel survey as these have been recorded on the site. 			
Other important considerations			
<ul style="list-style-type: none"> • Retain existing trees, in particular the tree cover along the north western boundary and plant native trees and hedgerows appropriate to the location to enhance ecological connectivity with surrounding habitats. This will benefit red squirrels, bats and other species. • Sewerage capacity issues may need to be investigated at the time of an application. 			

Site Reference Number:	GR02H
Site Name:	Land off Broadgate (to south east of How Beck), Grasmere

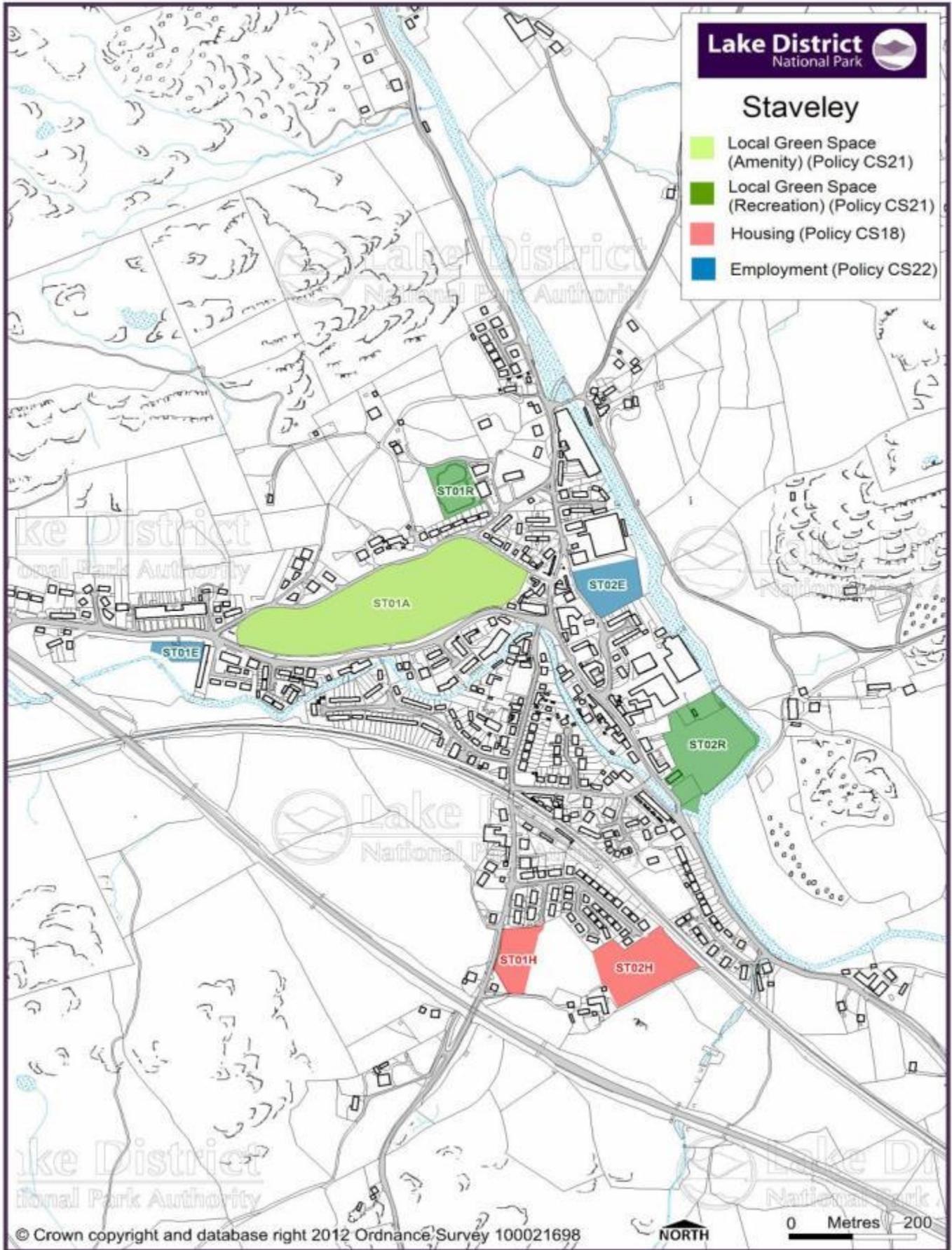


Allocation use	Housing	Site area	0.29 hectares
Likely site specific requirements			
<ul style="list-style-type: none"> • The scale, design and layout and materials used in development will need to make a positive contribution to the character and setting of the Grasmere Conservation Area. • Extended Phase 1 Habitats survey to establish potential ecological constraints to development. This survey will inform the requirement or otherwise for further surveys such as a bat survey. 			
Other important considerations			
<ul style="list-style-type: none"> • To enhance ecological connectivity with surrounding habitats, plant appropriate native species trees and retain or create drystone walls and hedgerows. This will benefit red squirrels, bats and other species. • Sewerage capacity issues may need to be investigated at the time of an application. 			

Site Reference Number:	GR03H
Site Name:	Land near Grandy Close, Easdale Road, Grasmere



Allocation use	Housing	Site area	0.12 hectares
Likely site specific requirements			
<ul style="list-style-type: none"> Extended Phase 1 Habitats Survey to establish potential ecological constraints to development. This survey will inform the requirement or otherwise for further surveys. Any existing parking spaces lost must be replaced. Consideration of the design, scale and layout of the site to ensure the scheme is not overbearing on neighbouring properties. 			
Other important considerations			
<ul style="list-style-type: none"> Sewerage capacity issues may need to be investigated at the time of an application. 			

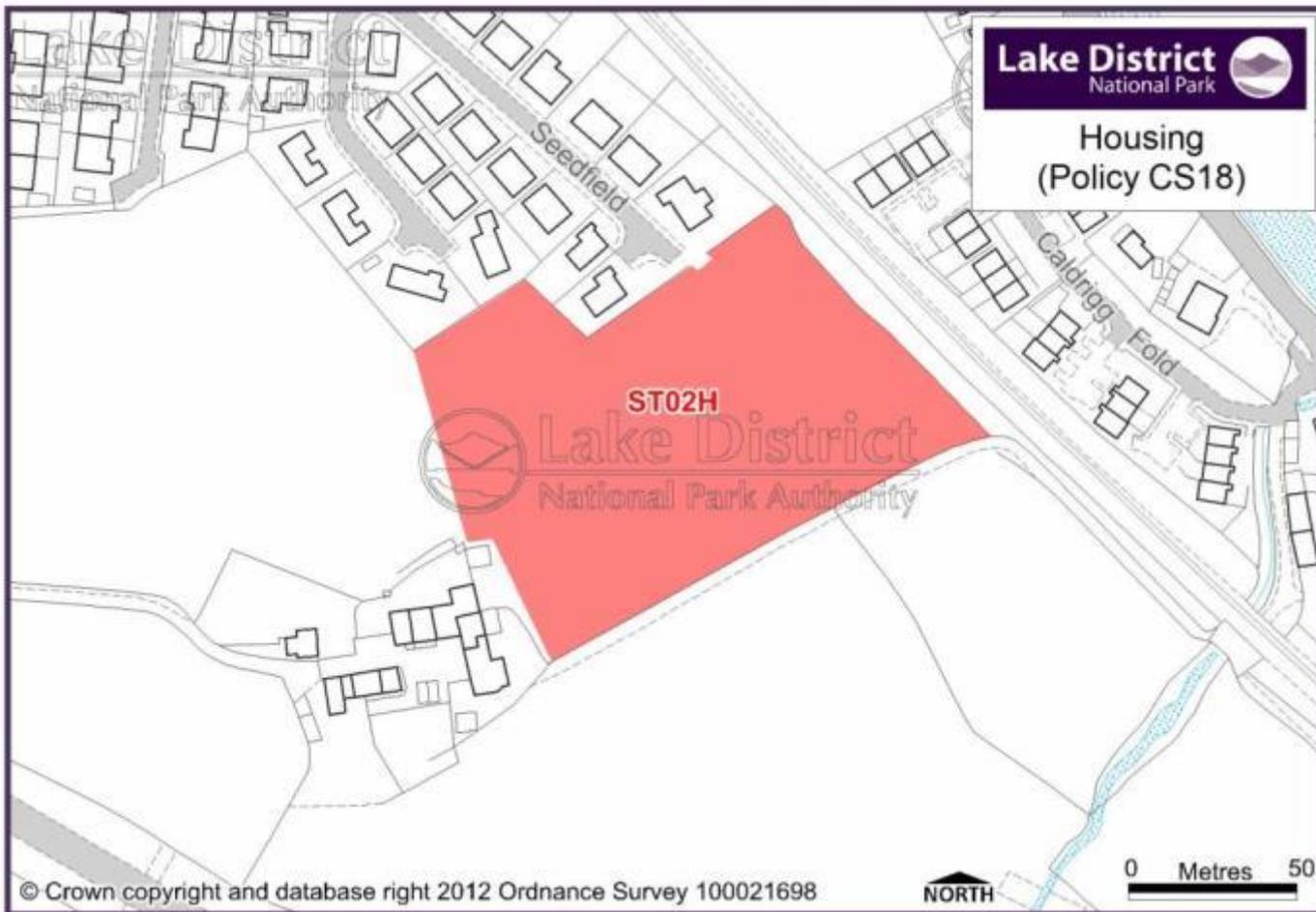


Site Reference Number:	ST01H
Site Name:	Land off Crook Road, Staveley



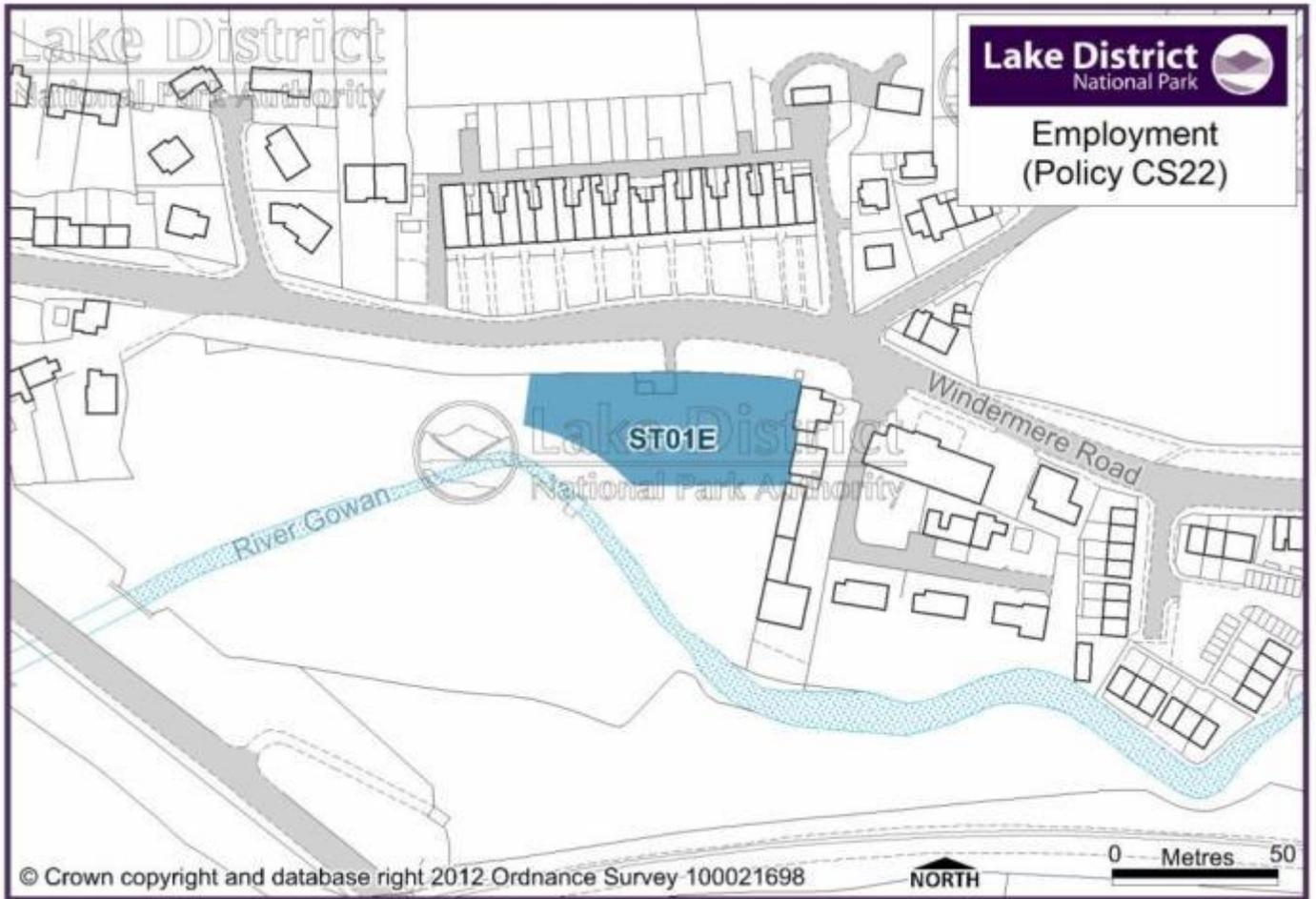
Allocation use	Housing	Site area	0.57 hectares
Likely site specific requirements			
<ul style="list-style-type: none"> • Access to the site should be from Crook Road. • There is a water pipeline running through the site with an easement of 9.1 metres either side of the centre of the pipeline, which development must avoid. • Archaeological evaluation beginning with desk based survey due to the presence of a feature on the Sites and Monuments Record in close proximity to the site. • Surface water management and attenuation measures such as Sustainable Drainage Systems are required due to the topography of the site. Proposals must ensure greenfield runoff rates are not exceeded to ensure development does not increase the risk of flooding elsewhere. 			
Other important considerations			
<ul style="list-style-type: none"> • Sewerage capacity issues may need to be investigated at the time of an application. • Planting appropriate native trees, hedgerow or dry stone walling has the potential over the long term to enhance ecological corridors. 			

Site Reference Number:	ST02H
Site Name:	Land adjacent to Seedfield, Staveley



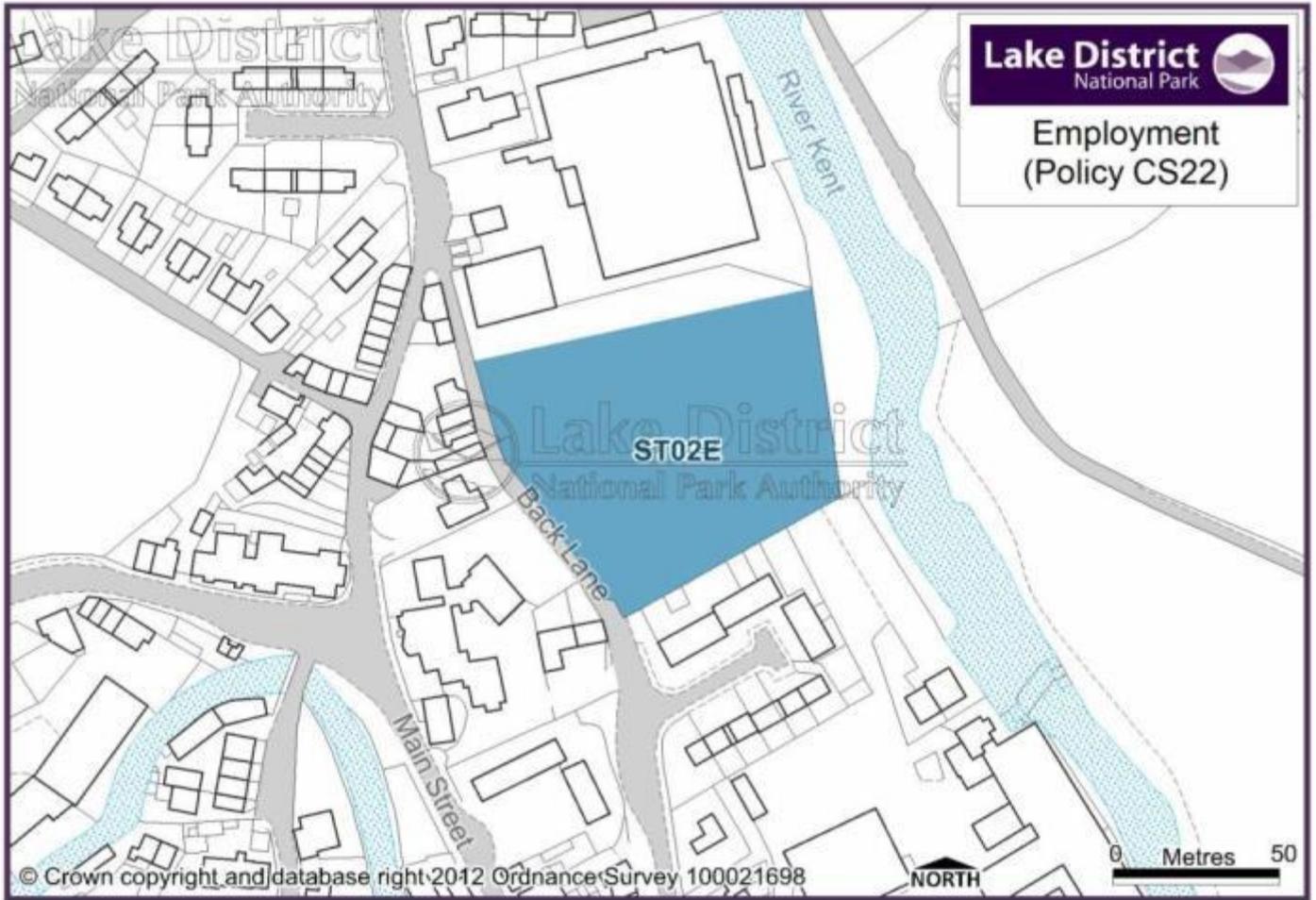
Allocation use	Housing	Site area	1.19 hectares
Likely site specific requirements			
<ul style="list-style-type: none"> • Access should be taken from Seedfield. • There is a water pipeline running through the site with an easement of 9.1 metres either side of the centre of the pipeline, which development must avoid. • Surface water management and attenuation measures such as Sustainable Drainage Systems are required due to the topography of the site. Proposals must ensure greenfield runoff rates are not exceeded to ensure development does not increase the risk of flooding elsewhere. 			
Other important considerations			
<ul style="list-style-type: none"> • Sewerage capacity issues may need to be investigated at the time of an application. • Retain existing mature trees and hedgerow where possible, and plant native tree species to enhance ecological connectivity with surrounding habitats. This will benefit bats and other species. 			

Site Reference Number:	ST01E
Site Name:	Land to West of Danes Crescent, Staveley



Allocation use	Employment	Site area	0.24 hectares
Likely site specific requirements			
<ul style="list-style-type: none"> • The quality of design, form and massing should be sympathetic to the character of Staveley Conservation Area. • A high standard of landscape design. This should include strong boundaries, and trees on the frontage to enhance the setting of the character of Staveley Conservation Area. • Surface water management and attenuation measures such as Sustainable Drainage Systems are required due to the topography of the site. Proposals must ensure greenfield runoff rates are not exceeded to ensure development does not increase the risk of flooding elsewhere. • Extended Phase 1 Habitats Survey to establish potential ecological constraints to development. This survey will inform the requirement or otherwise for further surveys. • The River Gowan is a tributary of the River Kent which is a designated Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI) site so development including construction must avoid adverse impact on the designated watercourse. • The precise scale and type of development will need to safeguard local and residential amenity. 			
Other important considerations			
<ul style="list-style-type: none"> • A Transport Assessment and travel plan may be required depending on the nature and scale of development proposed. • Sewerage capacity issues may need to be investigated at the time of an application. 			

Site Reference Number:	ST02E
Site Name:	Former cricket ground, Staveley



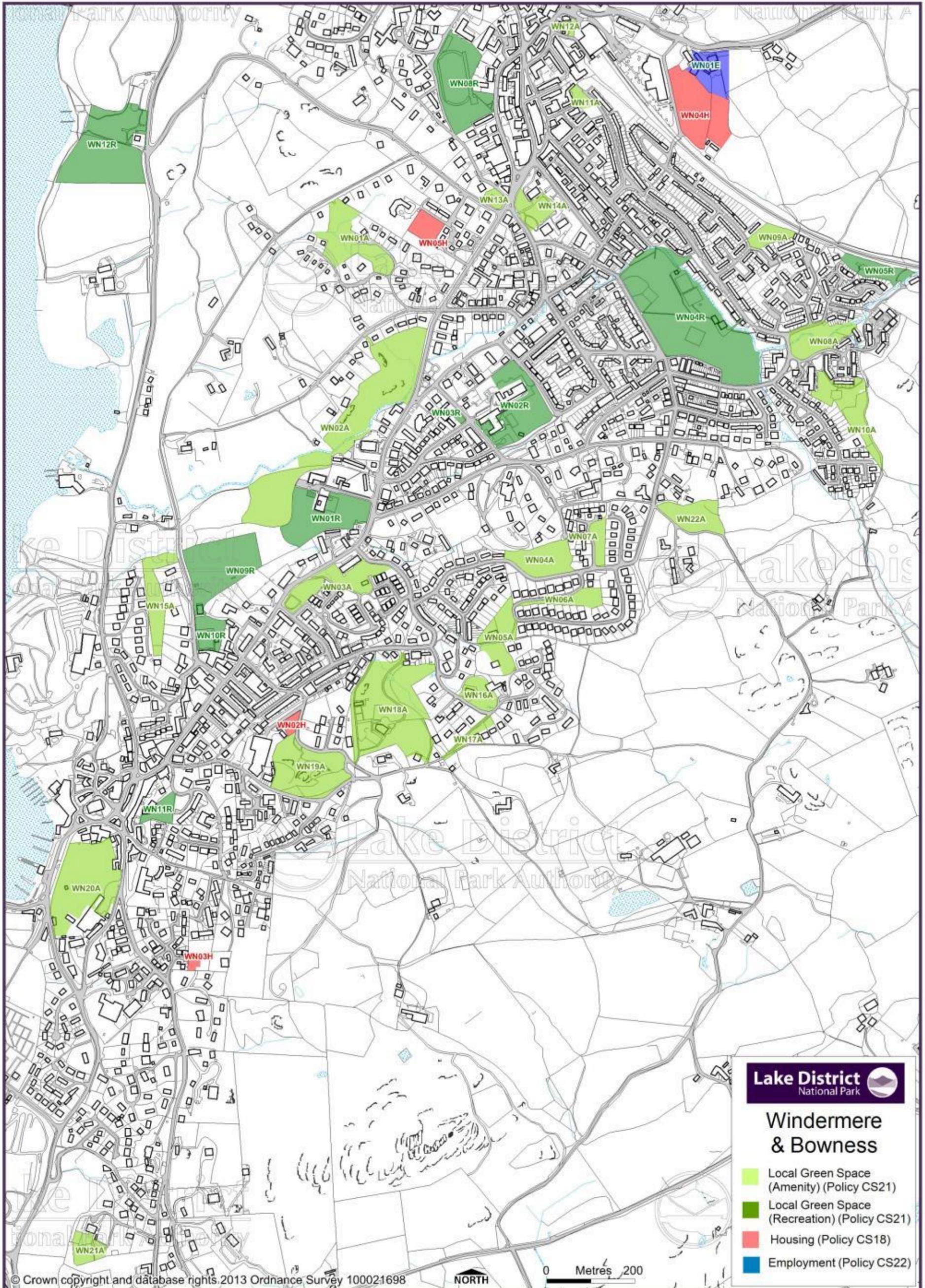
Allocation use	Employment	Site area	0.69 hectares
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Likely site specific requirements

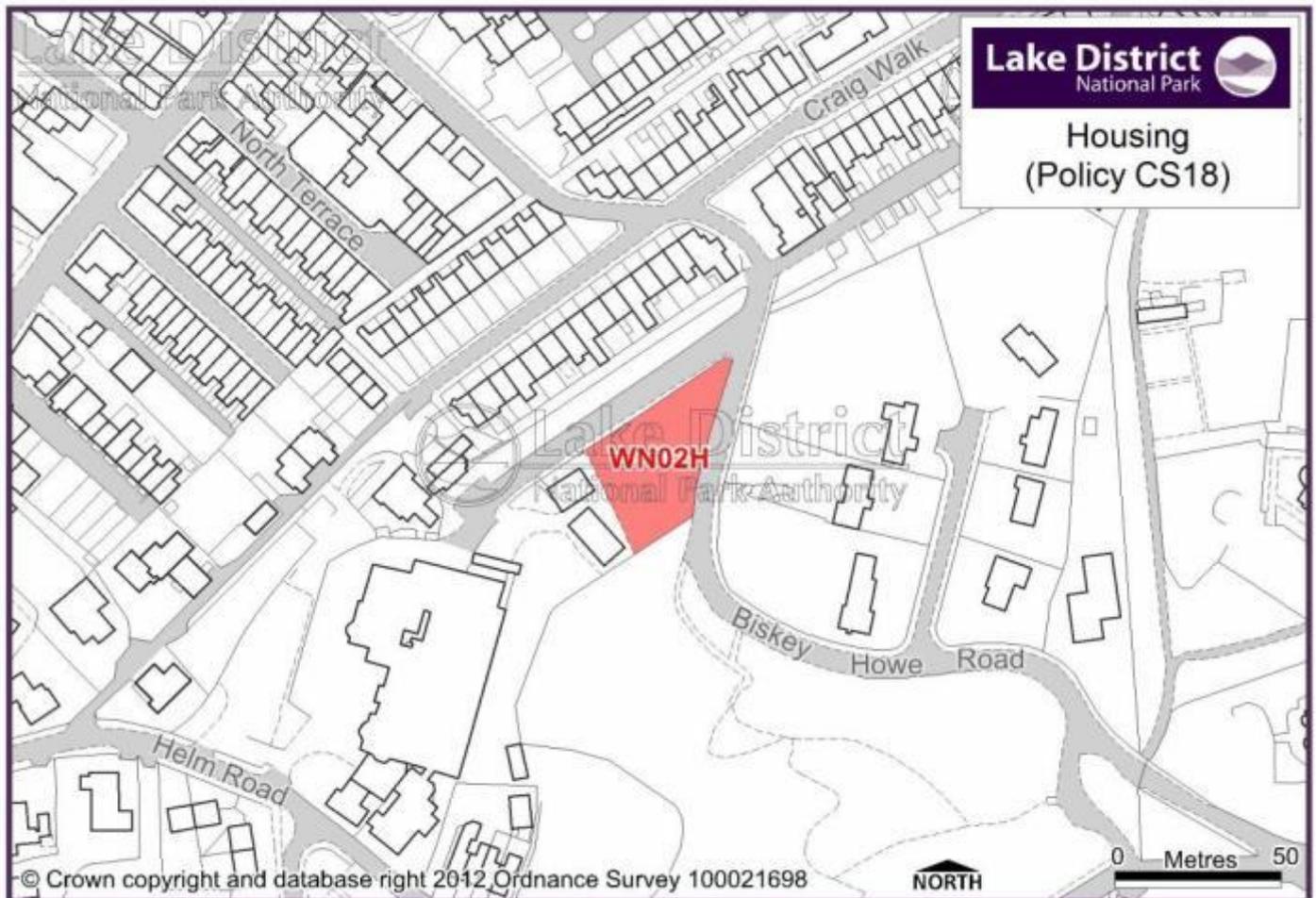
- A site specific flood risk assessment will be required as the site is located within a flood zone 2 which is defined as having a 1 in 100 and 1 in 1000 annual probability of flooding. The recommendations of the flood risk assessment will need to be incorporated into the scheme to minimise the effects of flooding.
- The River Kent and its tributaries is a designated Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI) site so development including construction must avoid adverse impact on the designated watercourse.
- A tree survey is required because of the trees within the site and along the boundary.
- The site layout will need to reflect the need to maintain the root protection area of existing trees.
- Extended Phase 1 Habitats Survey to establish potential ecological constraints to development. This survey will inform the requirement or otherwise for further surveys.
- The precise scale and type of development will need to safeguard local and residential amenity.

Other important considerations

- Sewerage capacity issues may need to be investigated at the time of an application.
- A Transport Assessment and travel plan may be required depending on the nature and scale of development proposed.

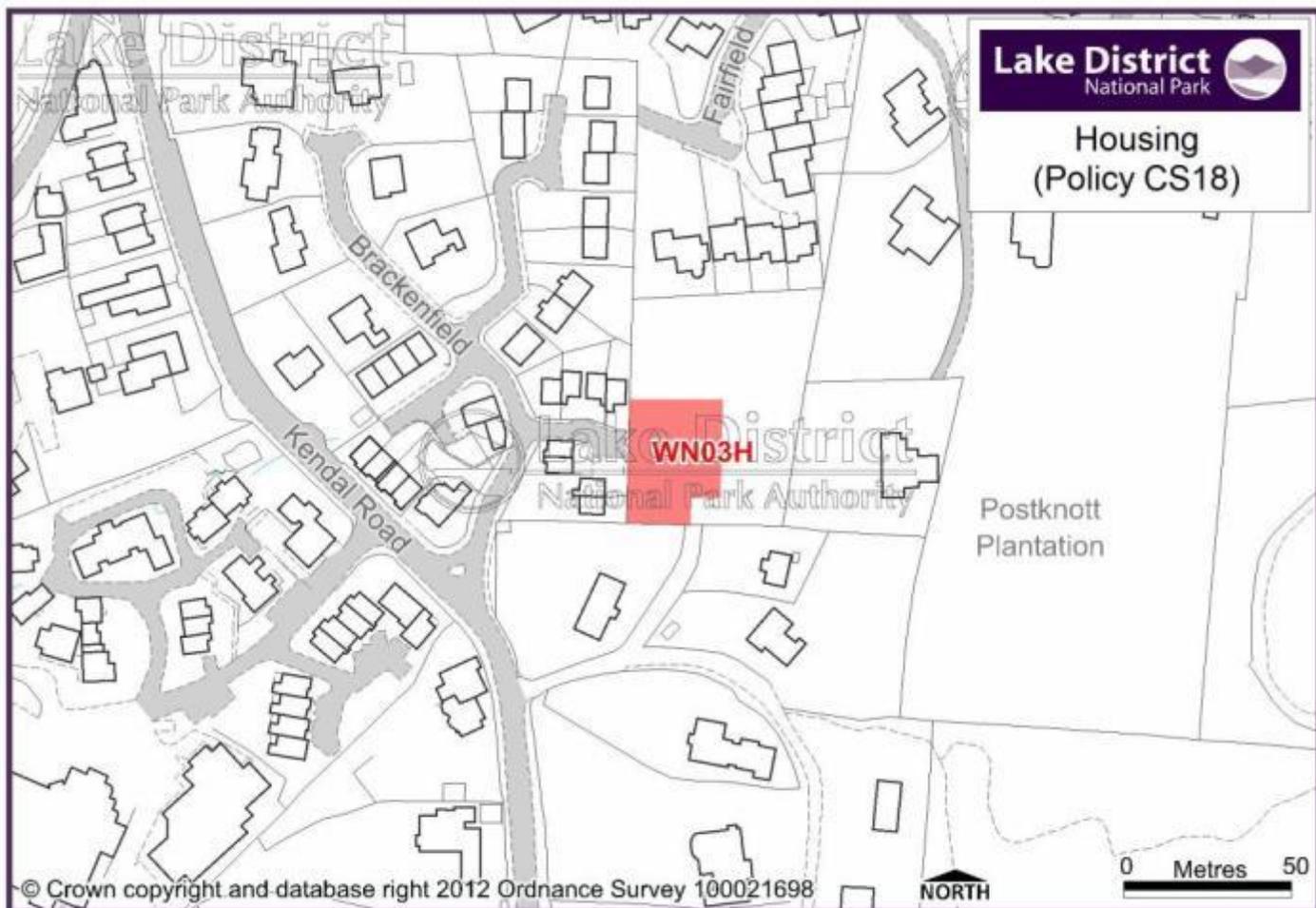


Site Reference Number:	WN02H
Site Name:	Land north of the Hydro Hotel, Bowness



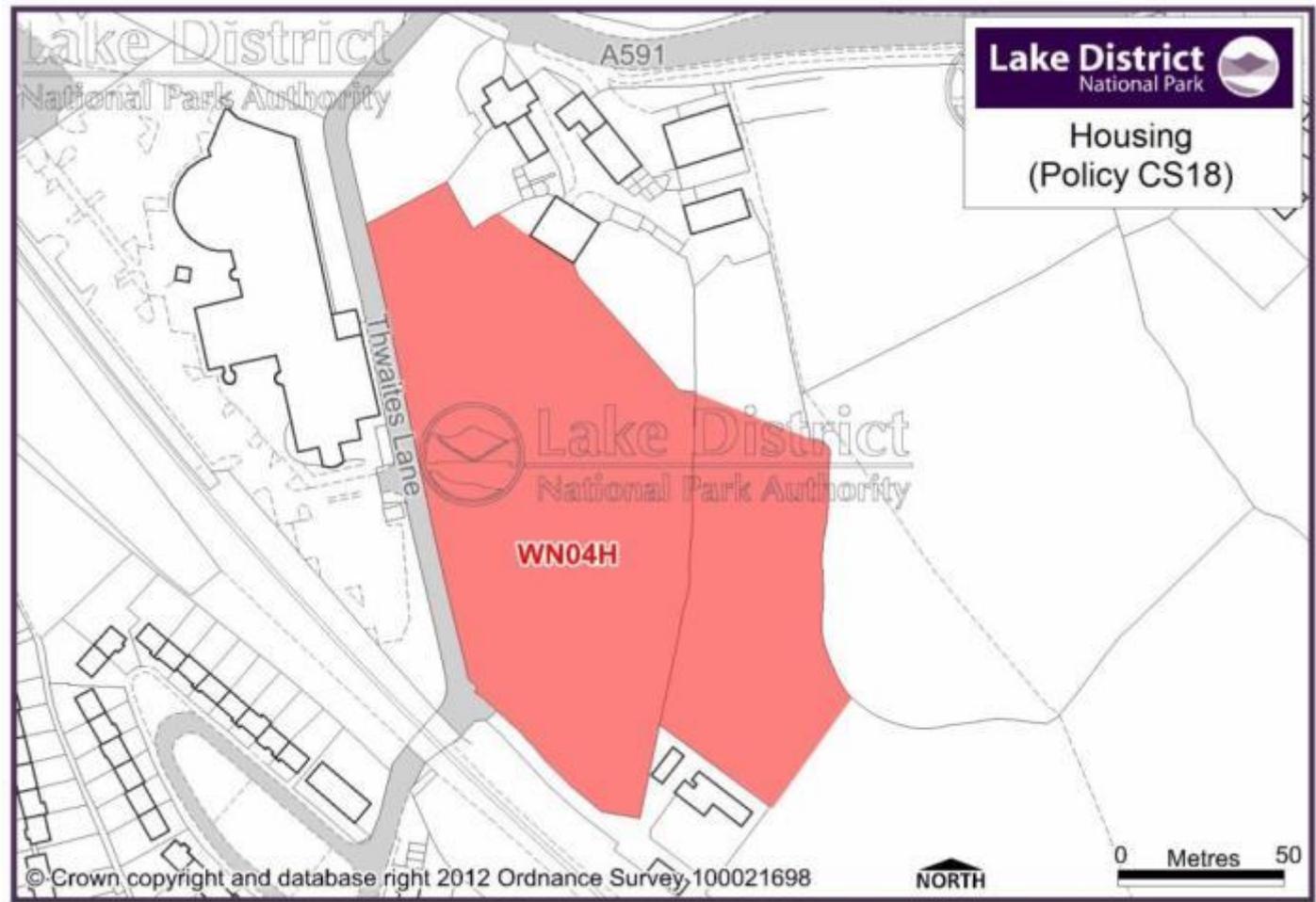
Allocation use	Housing	Site area	0.12 hectares
Likely site specific requirements			
<ul style="list-style-type: none"> • Ensure that any development does not compromise nearby listed buildings and their settings, or the Bowness Conservation Area. • Retain the mature trees where possible on site as these are likely to provide habitats for bats and red squirrels. 			
Other important considerations			
<ul style="list-style-type: none"> • Plant appropriate native species trees to enhance ecological connectivity with surrounding habitats. • Sewerage capacity issues may need to be investigated at the time of an application. 			

Site Reference Number:	WN03H
Site Name:	Land to rear of Fern Bank Road, Bowness



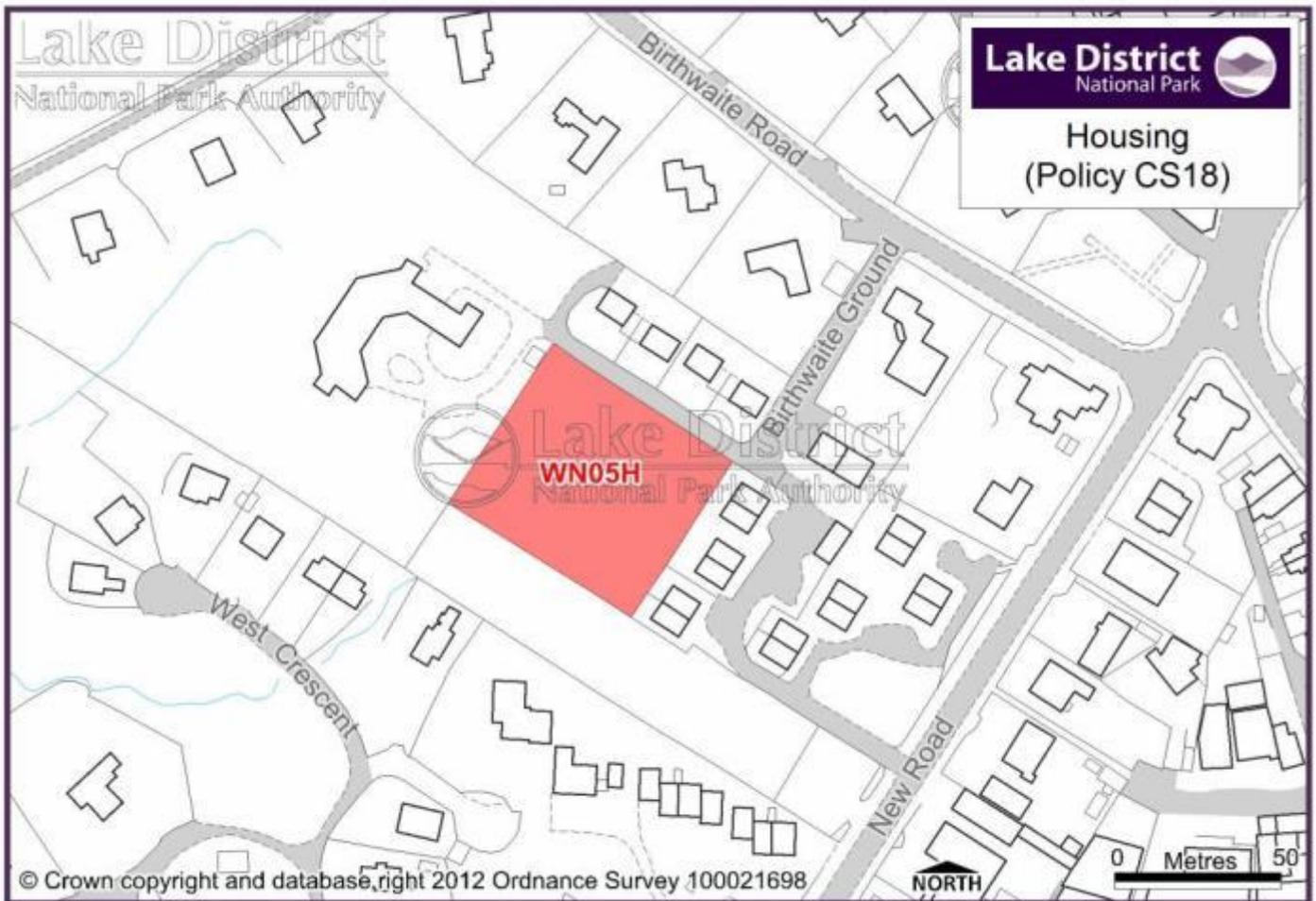
Allocation use	Housing	Site area	0.10 hectares
Likely site specific requirements			
<ul style="list-style-type: none"> • Access should be provided from Fern Bank. • A tree survey is required because of the trees within the site and along the boundary. • The site layout will need to reflect the need to maintain the root protection area of existing trees. • Carry out an extended Phase 1 Habitat Survey to establish potential ecological constraints to development and inform the requirement or otherwise for further surveys, such as bat, red squirrel and great crested newt surveys. 			
Other important considerations			
<ul style="list-style-type: none"> • Sewerage capacity issues may need to be investigated at the time of an application. • Plant native trees, as appropriate, to enhance ecological connectivity with surrounding habitats and benefit bats, red squirrels and other species. • Consider creating new scrub and wetland habitat favourable to amphibians on the remaining area of this field not within the allocation area. 			

Site Reference Number:	WN04H
Site Name:	Land to the east of Lakeland Ltd, Windermere



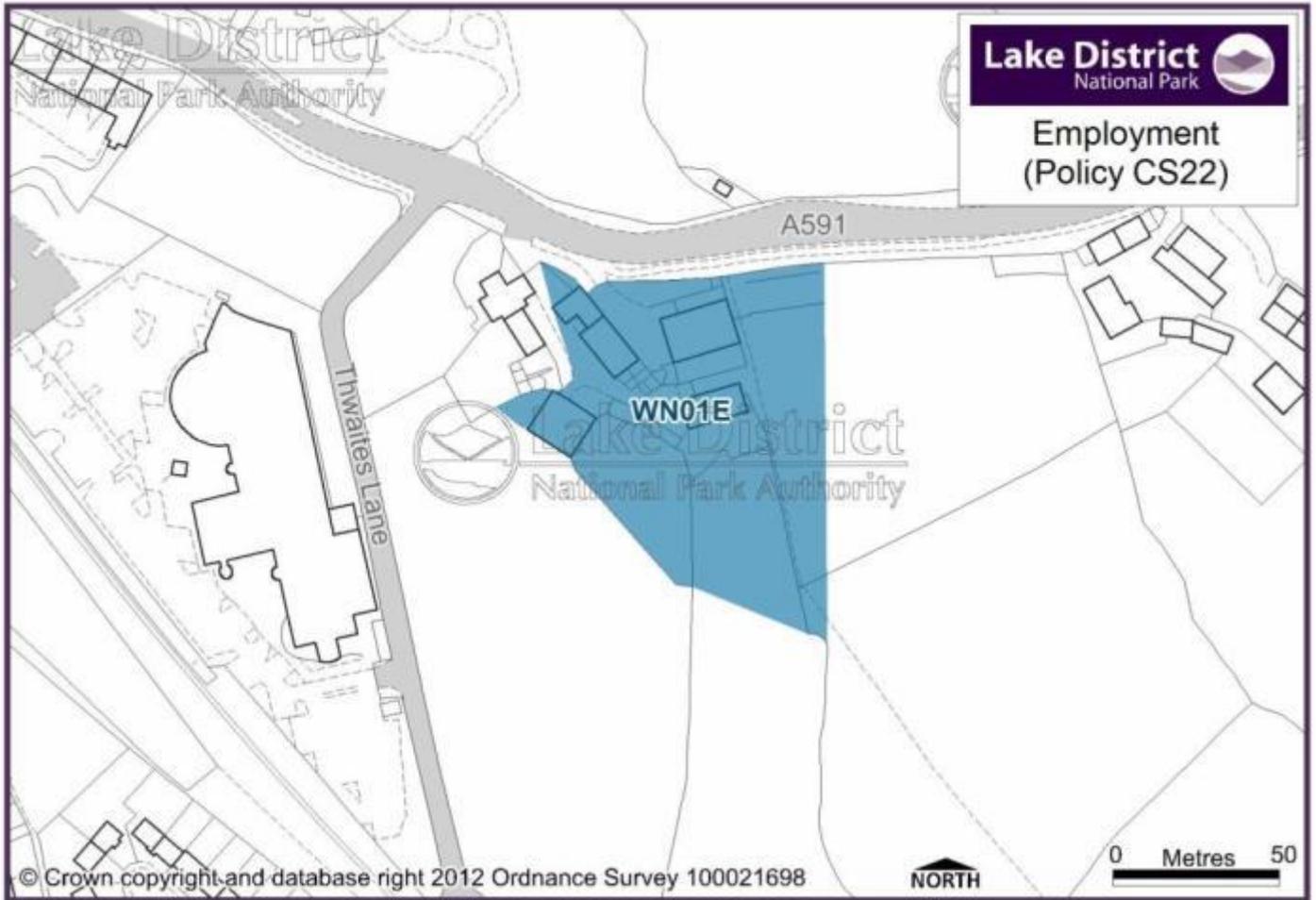
Allocation use	Affordable Housing	Site area	1.63 hectares
Likely site specific requirements			
<ul style="list-style-type: none"> • Suitable access arrangements through site WN01E from the A591 are required, and a further access is required from the south west on Thwaites Lane to provide a through route to the A591. • Have regard to the design, scale and layout to conserve and enhance the visual amenity of the historic environment and specifically the Grade II listed farmhouse. • A tree survey is required because of the trees within the site and along the boundary. • A planting scheme to identify which trees should be retained and where new planting should be provided. The site layout will need to reflect the need to maintain the root protection area for three mature oak trees. • Extended Phase 1 Habitats Survey to establish potential ecological constraints to development. This survey will inform the requirement or otherwise for further surveys. 			
Other important considerations			
<ul style="list-style-type: none"> • Sewerage capacity issues may need to be investigated at the time of an application. • Subject to scale and density of development a transport assessment may be required. • Seek to retain and enhance provision of drystone walls where possible to enhance ecological connectivity. 			

Site Reference Number:	WN05H
Site Name:	Former garden centre, Windermere

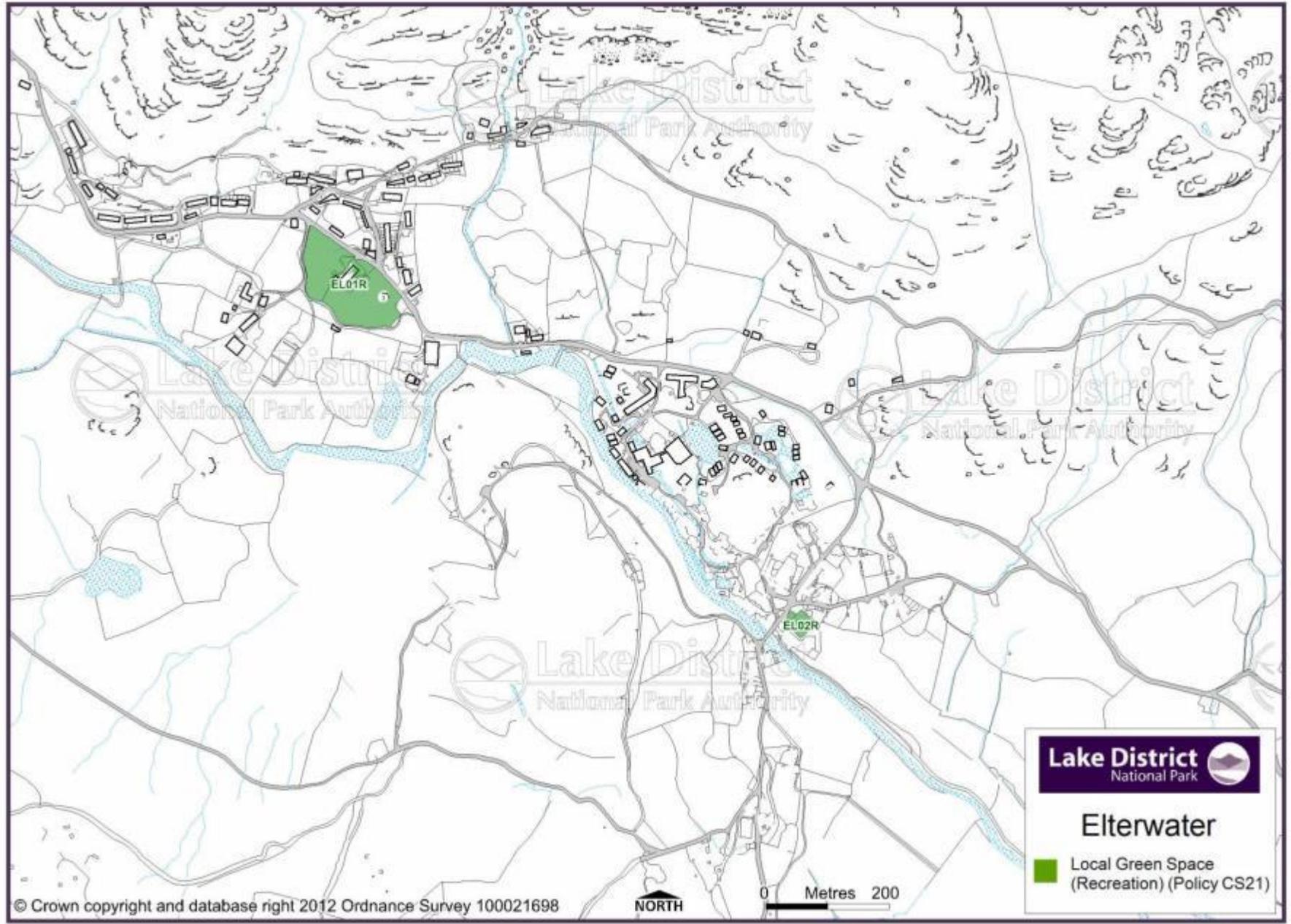


Allocation use	Housing	Site area	0.37 hectares
Likely site specific requirements			
<ul style="list-style-type: none"> • A tree survey is required because of the trees within the site and along the boundary. • A planting scheme to identify which trees should be retained and where new planting should be provided. The site layout will need to reflect the need to maintain the root protection area for existing trees. • Carry out an extended Phase 1 Habitats Survey to confirm the presence of protected and non-protected species. This will inform the requirement or otherwise for further surveys such as bat, red squirrel and reptile surveys. 			
Other important considerations			
<ul style="list-style-type: none"> • Sewerage capacity issues may need to be investigated at the time of an application. • There is understood to be a culvert which will need to be factored into design, together with appropriate mitigation measures, if necessary. 			

Site Reference Number: WN01E
Site Name: Buildings at Orrest Head, Windermere



Allocation use	Employment	Site area	0.73 hectares
Likely site specific requirements			
<ul style="list-style-type: none"> • Provide suitable access onto the A591 for this site and the adjacent housing site WN04H, taking account of visibility requirements. • Reuse the traditional stone barns and have special regard to the design, scale and layout of new buildings to conserve and enhance the visual amenity of the historic environment and specifically the Grade II listed farmhouse. • Extended Phase 1 Habitats Survey to establish potential ecological constraints to development. This survey will inform the requirement or otherwise for further surveys. • Bat and barn owl surveys will be required. • The public footpath would need to be accommodated within the development proposals. • The precise scale and type of development will need to safeguard local and residential amenity. 			
Other important considerations			
<ul style="list-style-type: none"> • A Transport Assessment and travel plan may be required depending on the nature and scale of development proposed. • Sewerage capacity issues may need to be investigated at the time of an application. • Plant appropriate native species trees and construct new drystone walls and hedges appropriate to the location to enhance ecological connectivity with surrounding habitats. 			



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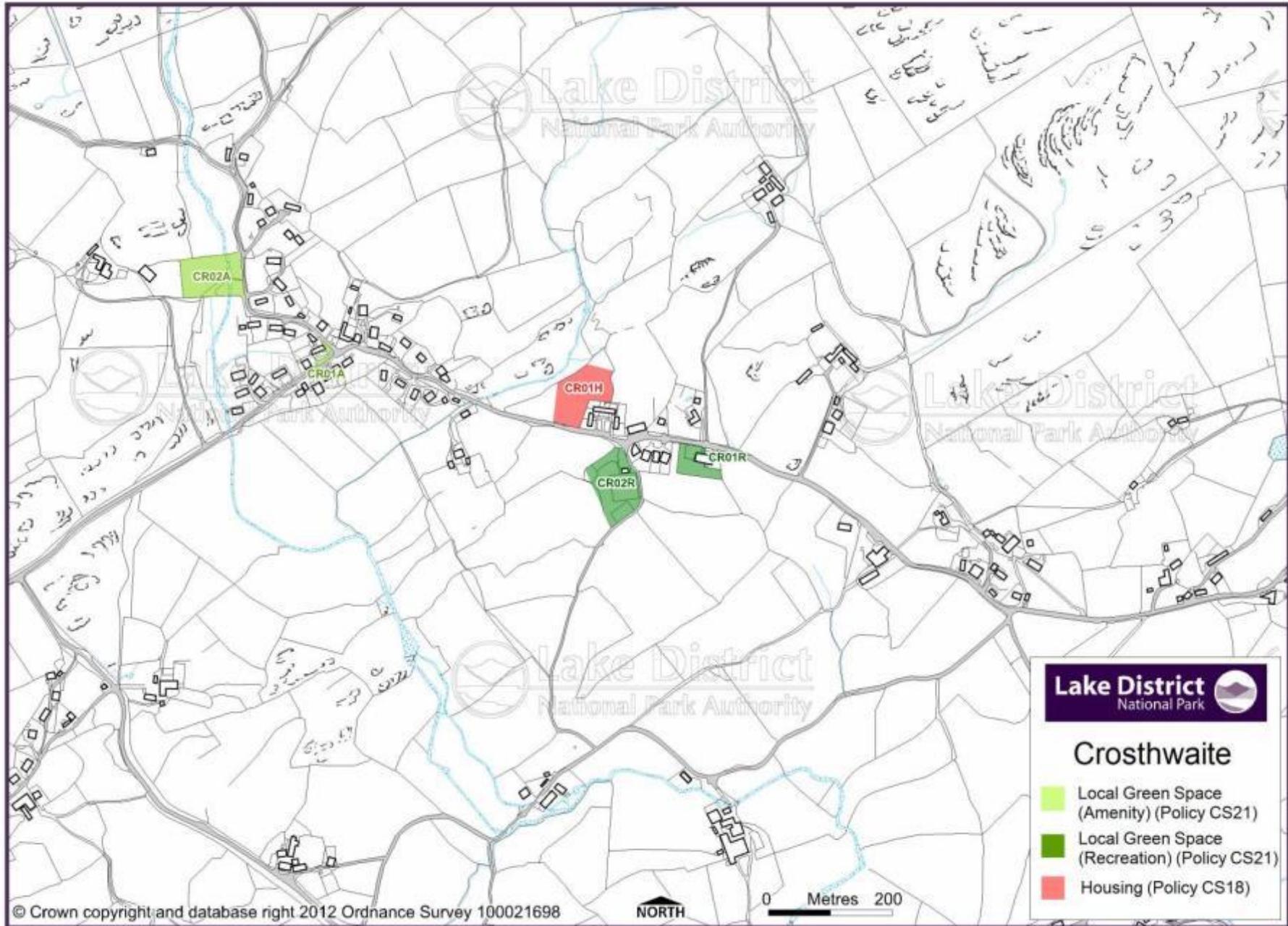
NORTH

0 Metres 200

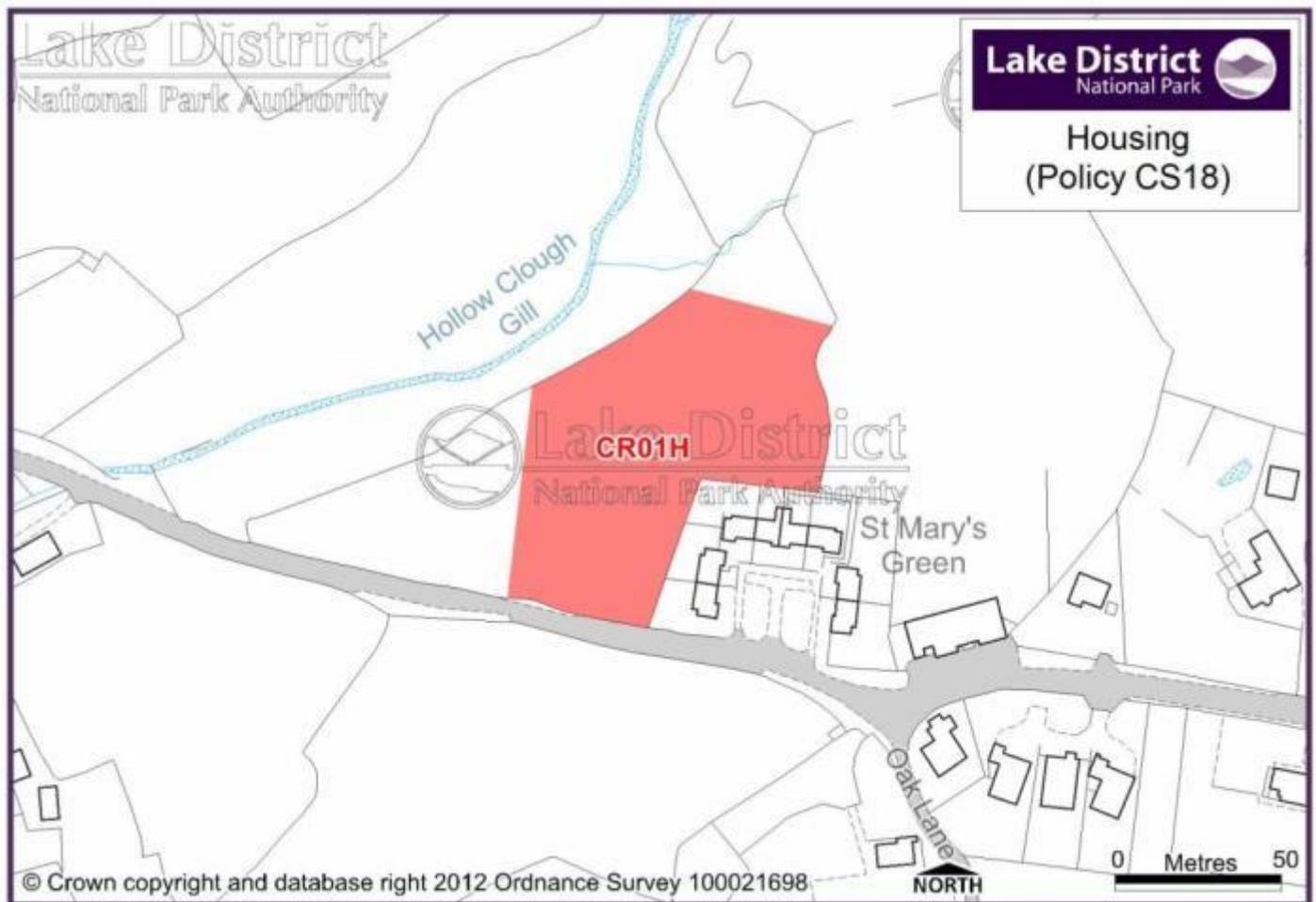
Lake District
National Park

Elterwater

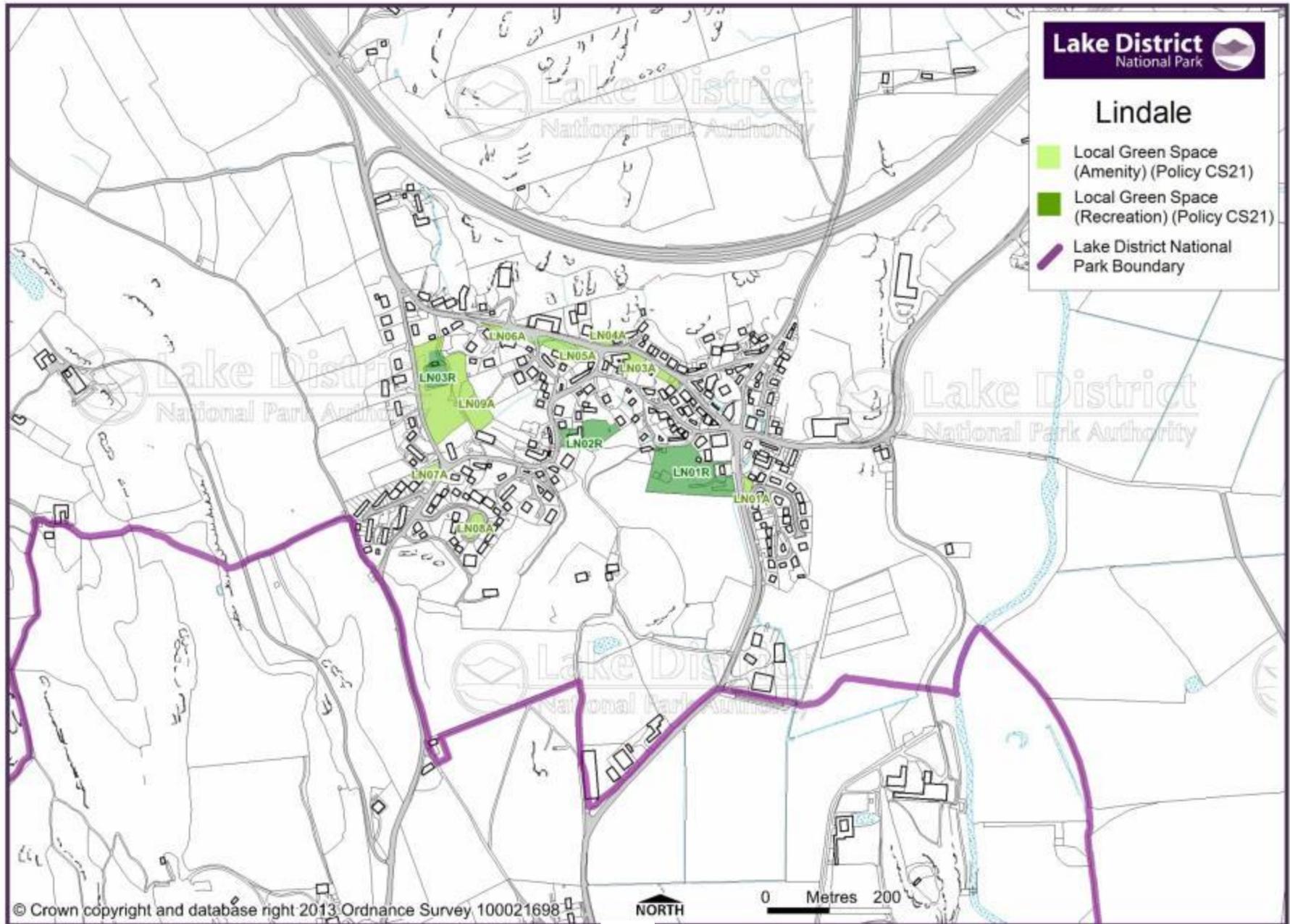
Local Green Space
(Recreation) (Policy CS21)

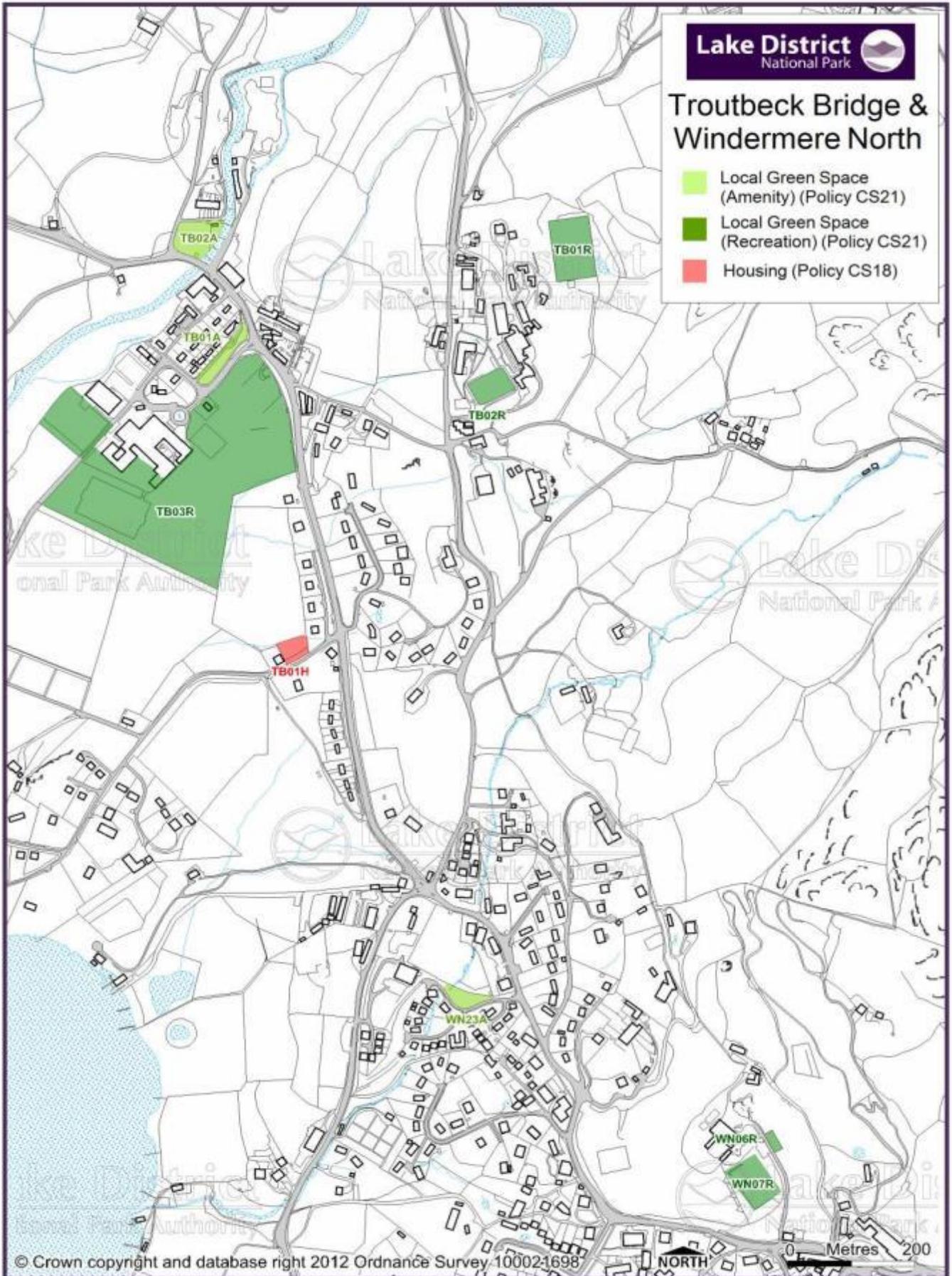


Site Reference Number:	CR01H
Site Name:	Land adjacent to St Mary's Green, Crosthwaite

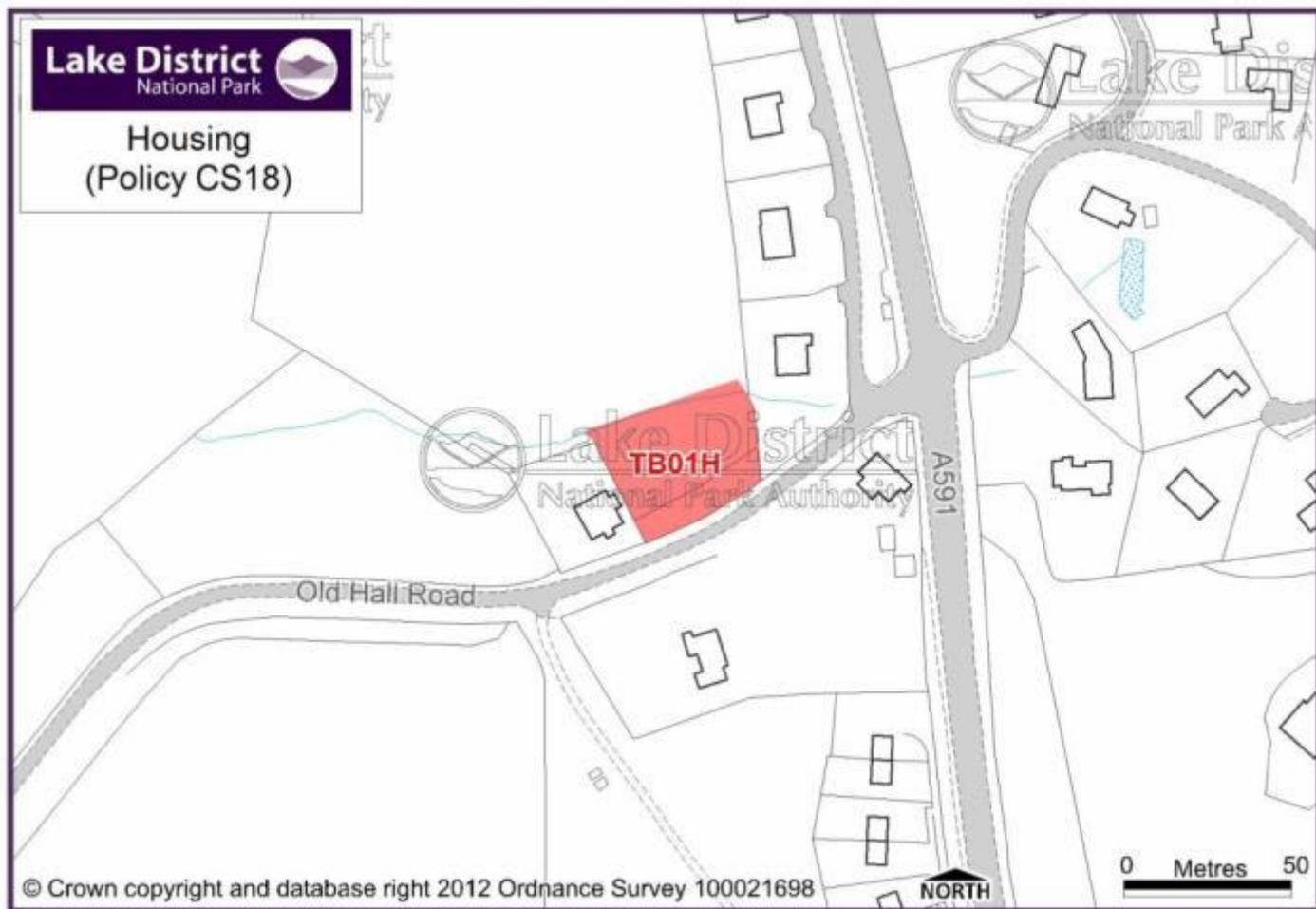


Allocation use	Housing	Site area	0.62 hectares
Likely site specific requirements			
<ul style="list-style-type: none"> • The hedgerow will need to be realigned to accommodate the access. • The site layout will need to reflect the need to maintain the root protection area of the trees along the north west boundary. • Onsite sewage treatment is required as there is no mains connection available. • Bat and red squirrel surveys, as there are mature broadleaved trees on the north west site boundary. 			
Other important considerations			
<ul style="list-style-type: none"> • The layout should be designed so that gardens back onto trees along the northern boundary, to reduce impacts on tree root protection areas. • There is scope for footways to be incorporated within the site to improve pedestrian safety on road fronting the site. • Planting appropriate native trees, hedgerow or drystone walling has the potential over the long term to enhance ecological corridors. 			

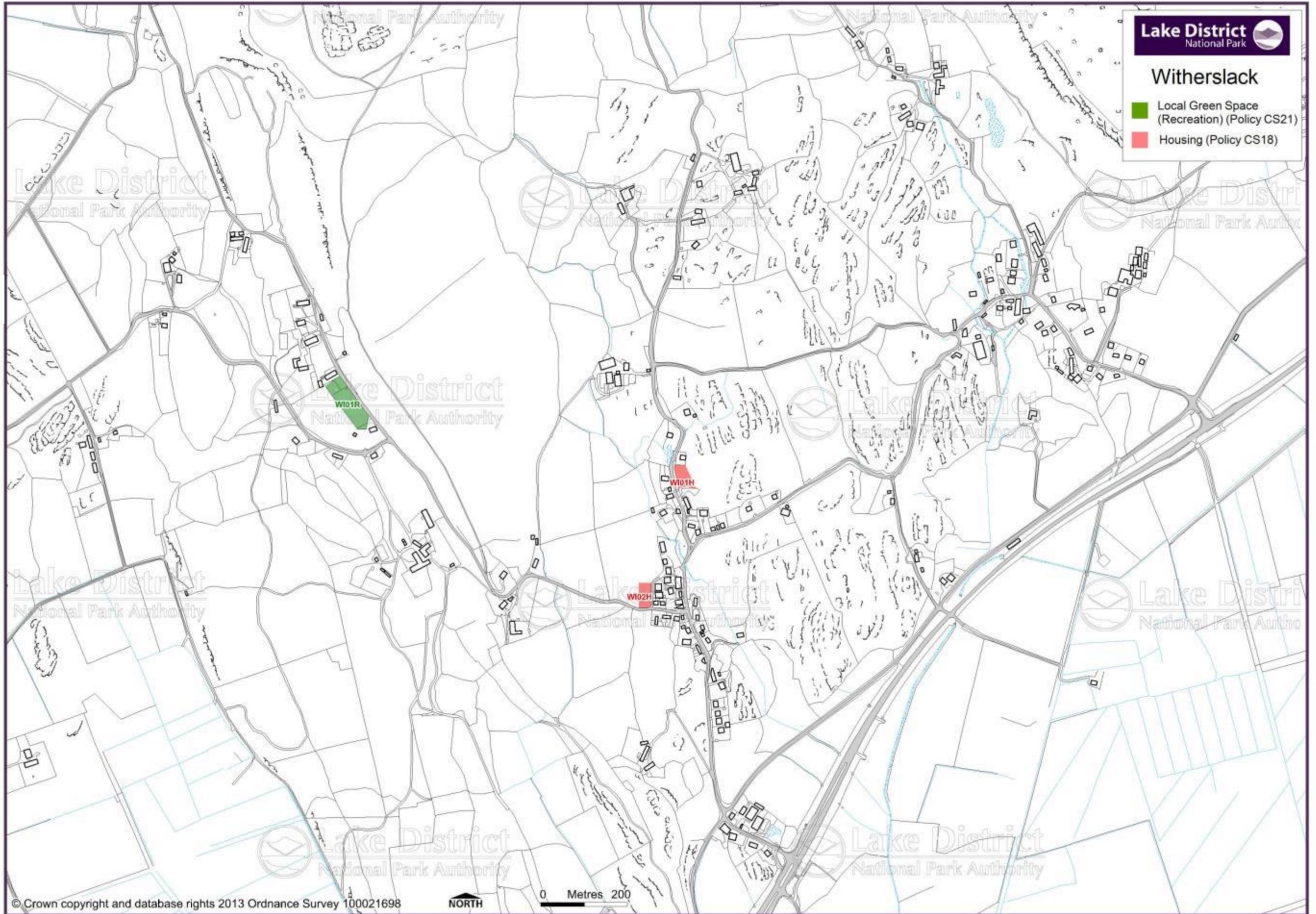




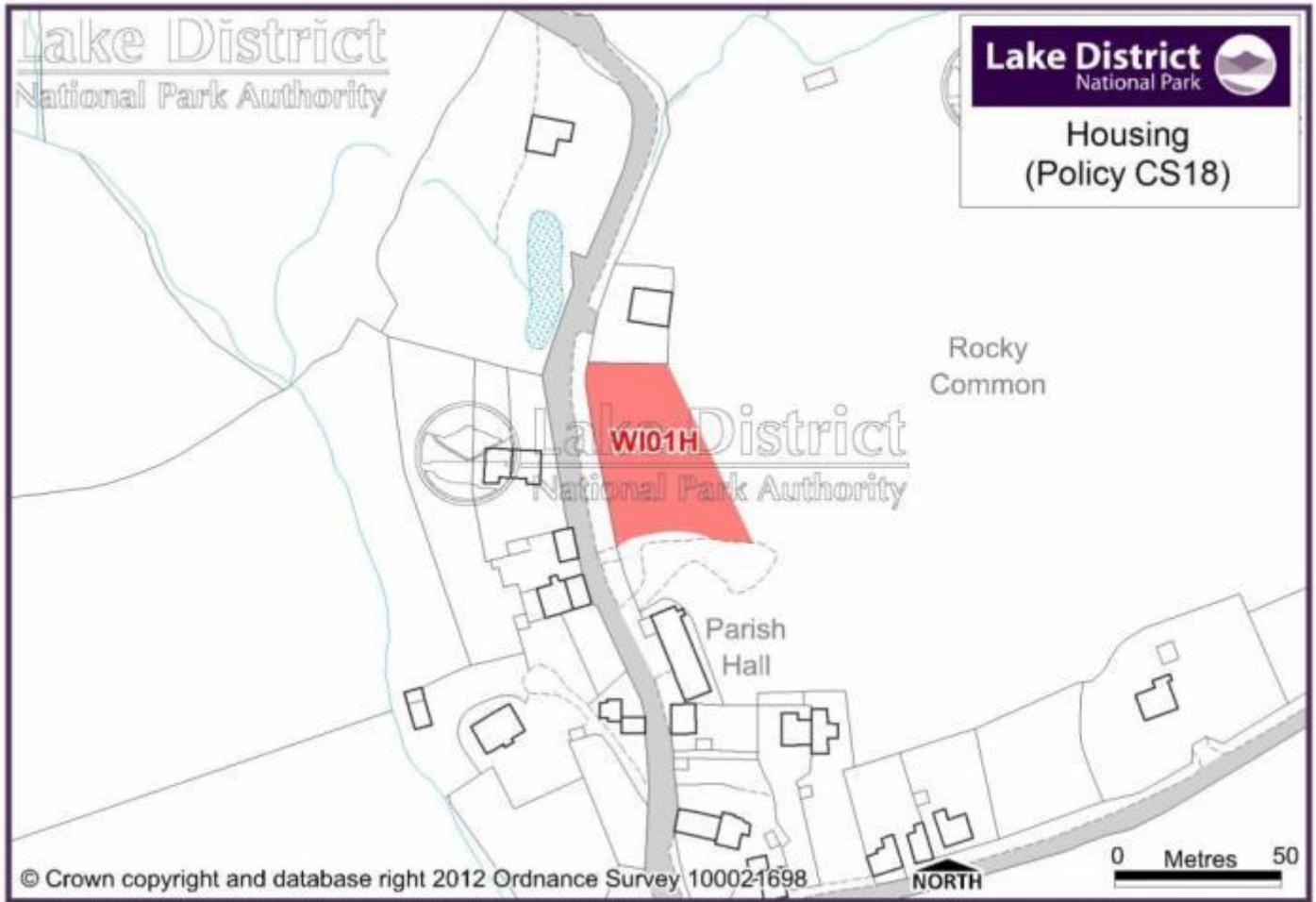
Site Reference Number:	TB01H
Site Name:	Land off Old Hall Road, Troutbeck Bridge



Allocation use	Housing	Site area	0.16 hectares
Likely site specific requirements			
<ul style="list-style-type: none"> • There is a water pipeline running through the site with an easement of 9.1 metres either side of the centre of the pipeline, which development must avoid. • A tree survey is required because of the trees within the site and along the boundary. • The site layout will need to reflect the need to maintain the root protection area of existing trees. • Surface water management and attenuation measures such as Sustainable Drainage Systems are required, in particular consideration of runoff from the highway. • Extended Phase 1 Habitats Survey to establish potential ecological constraints to development. This survey will inform the requirement or otherwise for further surveys. 			
Other important considerations			
<ul style="list-style-type: none"> • Sewerage capacity issues may need to be investigated at the time of an application. • Explore opportunities for enhancing ecological connectivity. 			

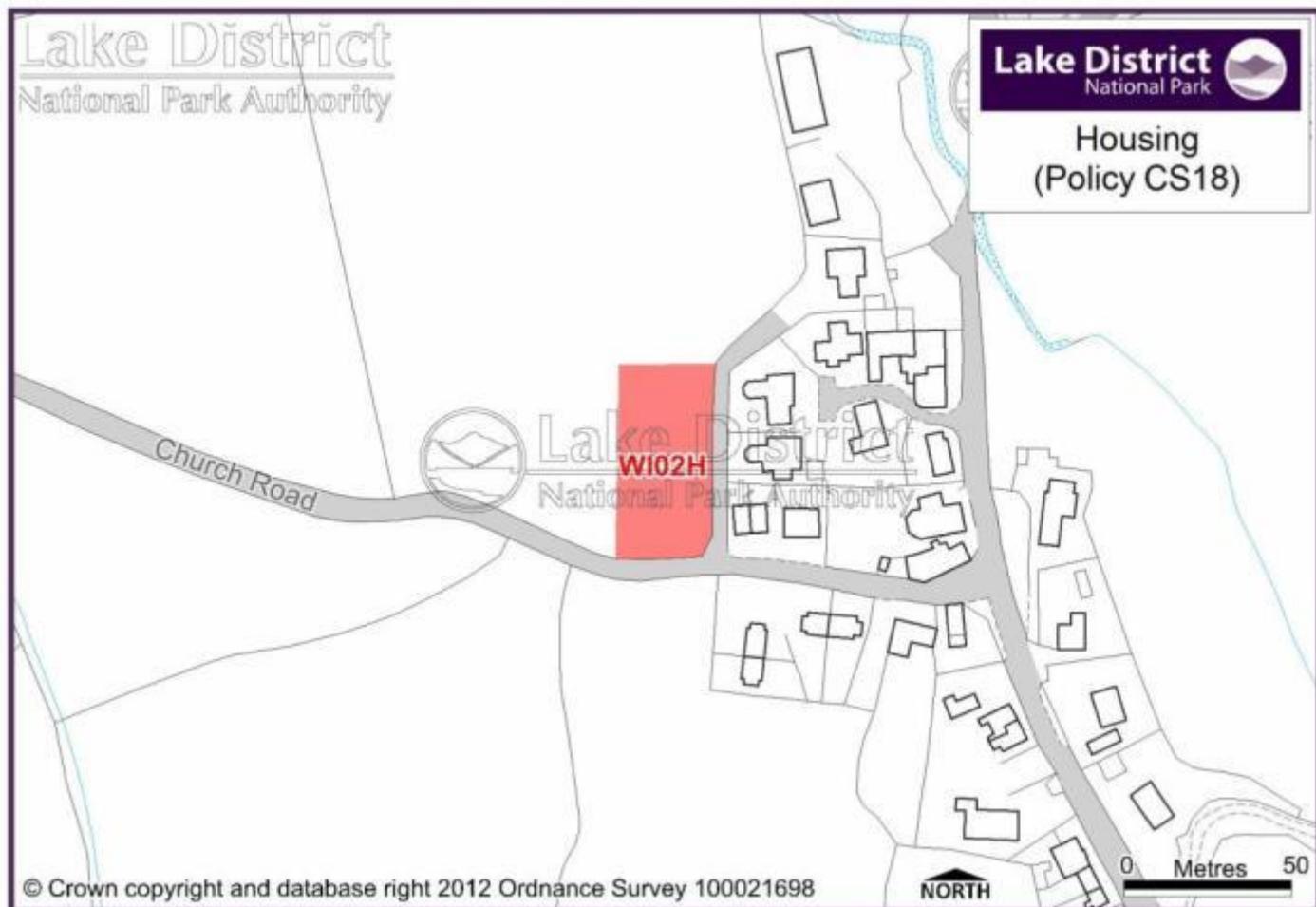


Site Reference Number:	WI01H
Site Name:	Land north of the Parish Hall, Witherslack

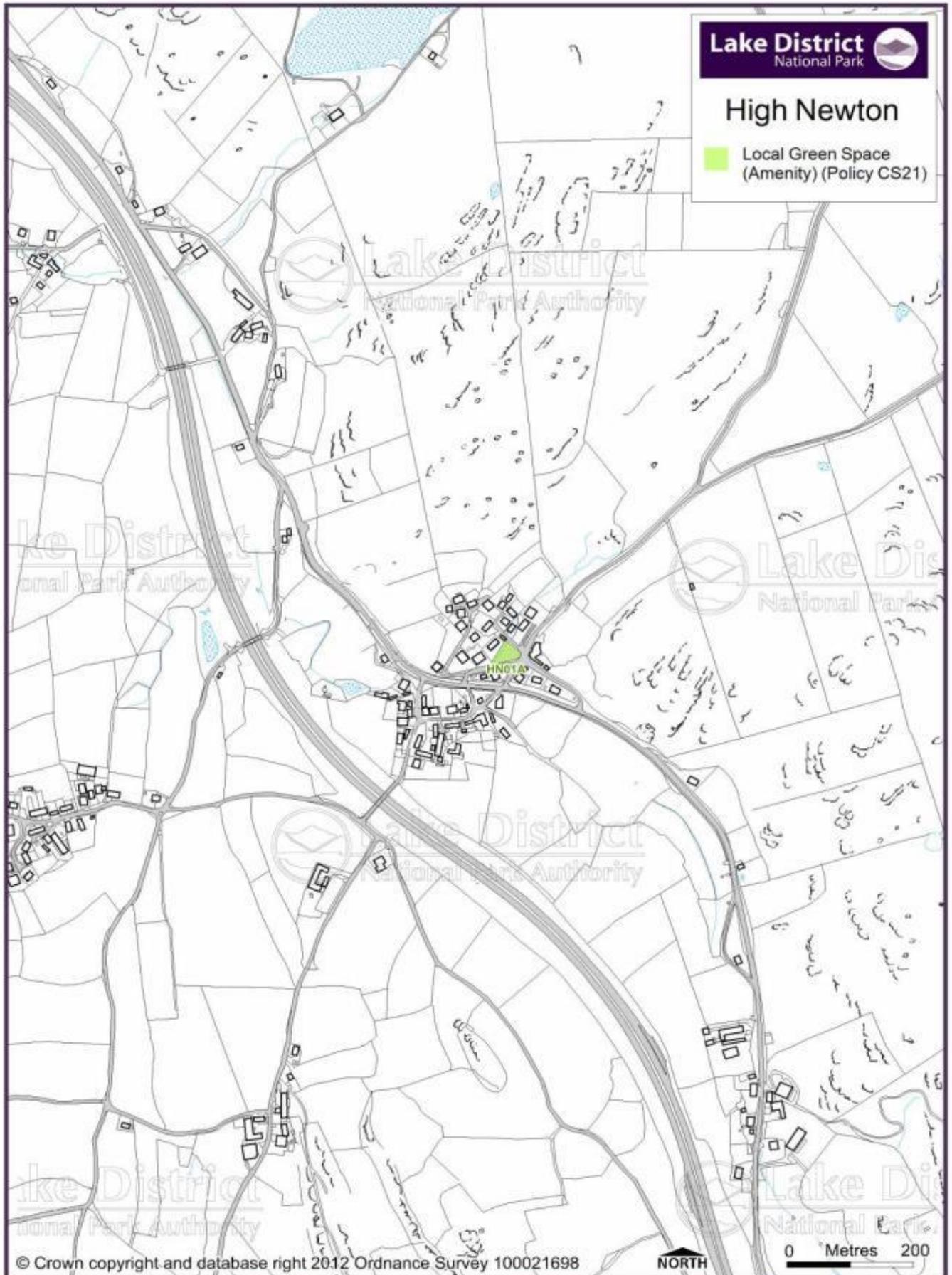


Allocation use	Housing	Site area	0.17 hectares
Likely site specific requirements			
<ul style="list-style-type: none"> • The access must, as far as practicable, apply the principles of adoptable highways standards and the number of dwellings should proportionately reflect any limitations in achieving this. • Trees along the site boundary adjacent to the highway should not be removed, because of their amenity value. The site layout will need to reflect the need to maintain the root protection area of existing trees. • Access should be via the Parish Hall car park access, and any parking spaces lost must be replaced. • Onsite sewage treatment is required as there is no mains connection in Witherslack. • Extended Phase 1 Habitats Survey to establish potential ecological constraints to development. This survey will inform the requirement or otherwise for further surveys. 			
Other important considerations			
<ul style="list-style-type: none"> • Retain existing trees where possible, plant appropriate native trees to enhance ecological connectivity with surrounding habitats. This will benefit bats, red squirrels, reptiles and other species. 			

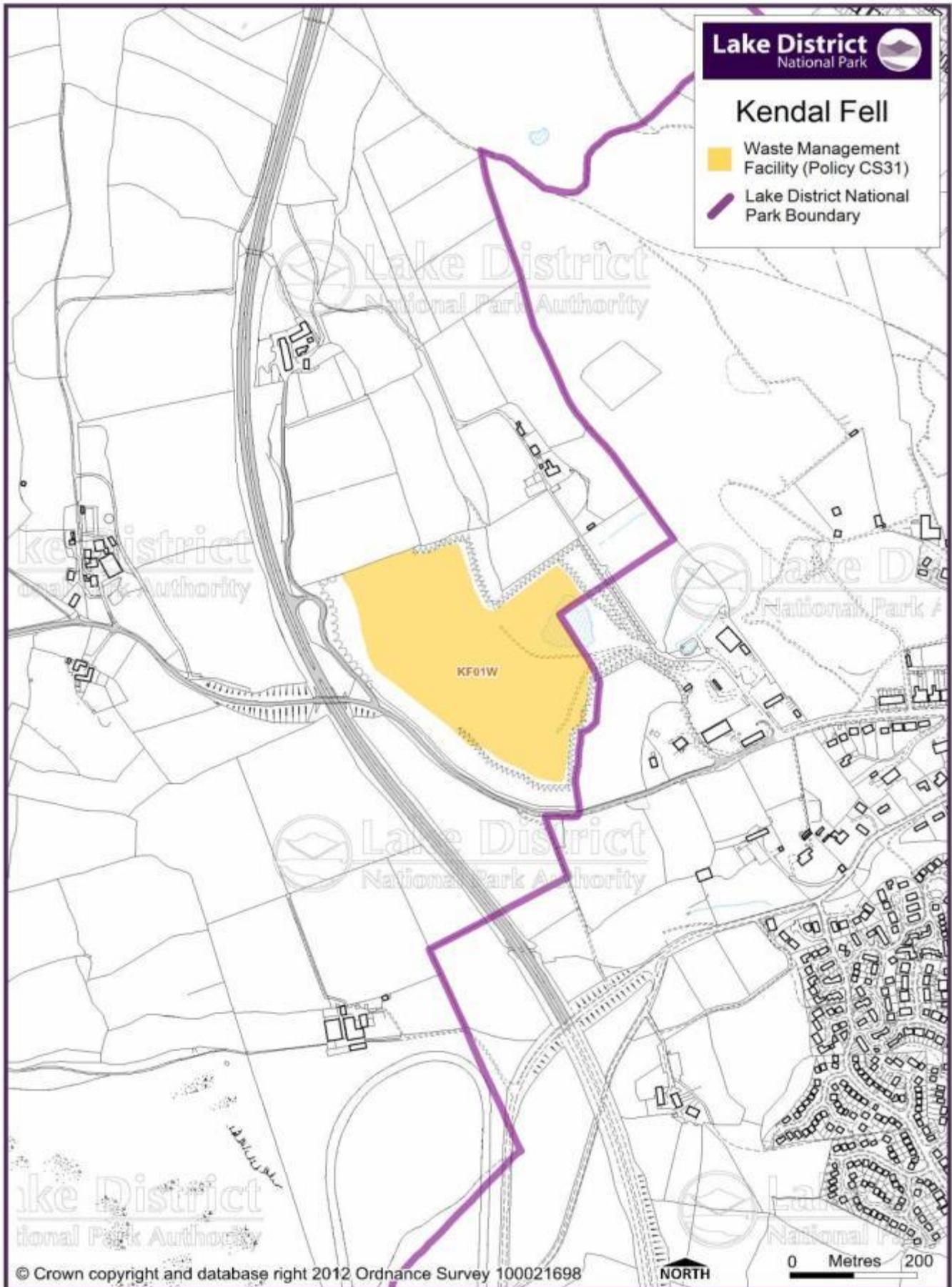
Site Reference Number:	WI02H
Site Name:	Part of field off Church Road, Witherslack



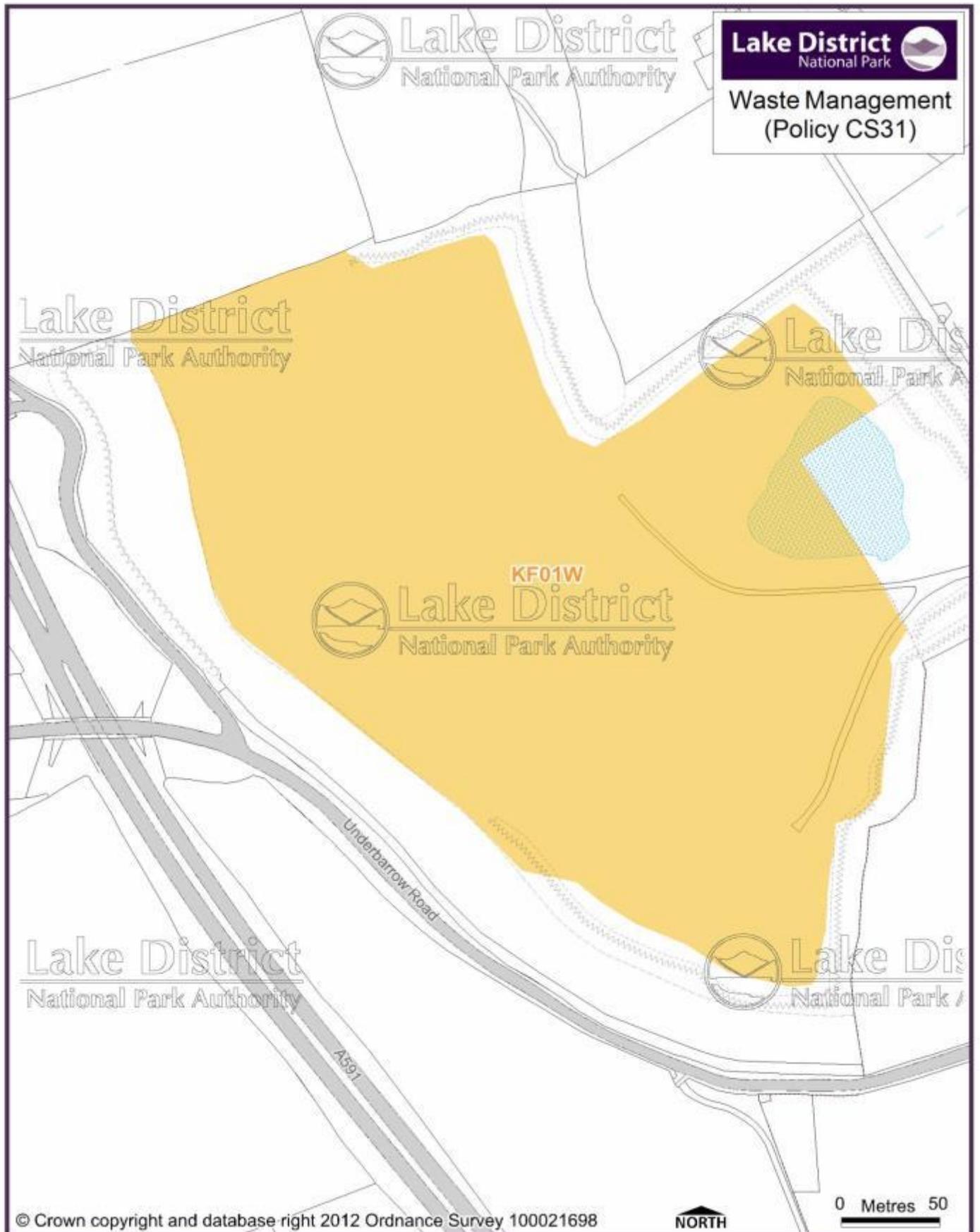
Allocation use	Housing	Site area	0.17 hectares
Likely site specific requirements			
<ul style="list-style-type: none"> • Access should be taken from Church Road at the western most point of the site boundary to maximise visibility. • Adequate parking to meet the needs of development to avoid increased pressure for on-street parking on Church Road. • Extended Phase 1 Habitats Survey to establish potential ecological constraints to development. This survey will inform the requirement for further surveys. • Consideration of the design, scale and layout of the site to ensure the scheme is not overbearing on neighbouring properties. 			
Other important considerations			
<ul style="list-style-type: none"> • Ensure an access is retained to the septic tank to the north of the site. • Planting appropriate native species trees and creating drystone walls has the potential to enhance ecological connectivity. This will benefit bats, red squirrels, reptiles and other species. 			



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Site Reference Number: KF01W
Site Name: Kendal Fell Quarry, Kendal



Allocation use	Waste Management Facility	Site area	8.93 hectares
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Likely site specific requirements

- Extended Phase 1 Habitats and Botanical Survey to establish potential ecological constraints to development. This survey will inform the requirement or otherwise for further surveys.
- A survey for great crested newts should be undertaken as these have been recorded at the site. This should inform mitigation measures.
- Development shall take place in the quarry floor to ensure the landscape and visual amenity is protected.
- Once detailed proposals are known, establish the scope of necessary environmental studies (including issues such as noise and air quality), landscape assessments, and transport assessments prior to submission of a planning application – having regard to the potential impacts upon both existing and anticipated developments within and outside of the National Park boundary.
- The site should be accessed through the existing quarry access.

Other important considerations

- Opportunities should be pursued to create limestone grassland habitats and habitats favourable to amphibians and reptiles as part of any future development proposals.

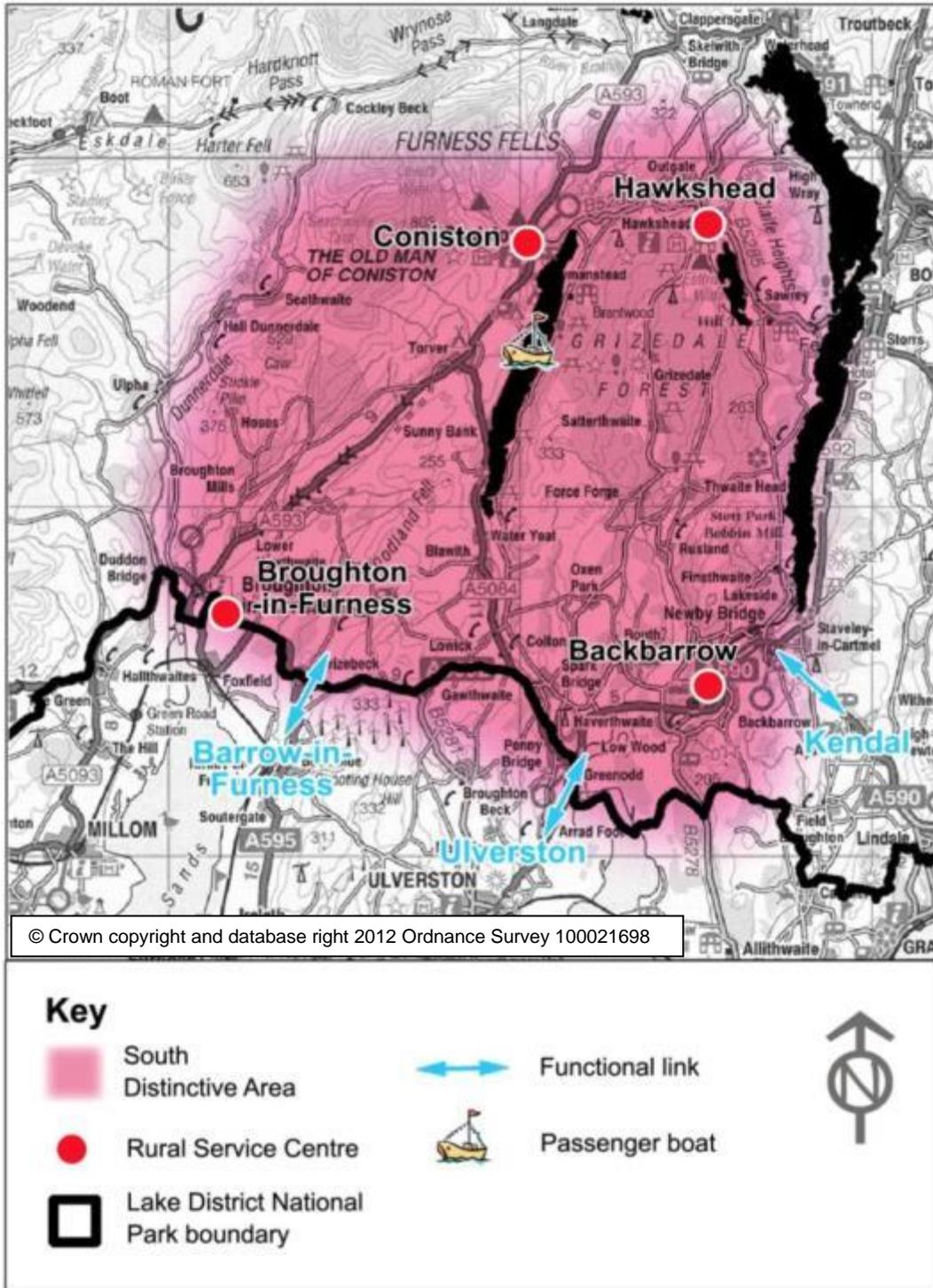


South Distinctive Area

22 The South Distinctive Area

22.1 The South Distinctive Area has four Rural Service Centres but no Villages. The Rural Service Centres are Backbarrow and Haverthwaite, Broughton in Furness, Coniston, and Hawkshead. A map showing the South Distinctive Area and its principal settlements is shown in Figure 6.

Figure 6: The South Distinctive Area



23 Proposals for the South Distinctive Area

23.1 Approximately seven per cent of the total land allocated for housing, and 40 per cent of allocated employment land in the National Park is in the South Distinctive Area. The proportion of the land allocated in each settlement is shown in Table 7.

Table 7: Area of land proposed for allocation in each settlement in the South Distinctive Area.

Rural Service Centres and Villages in South Distinctive Area (Rural Service Centre in bold)	Area (in hectares) of land allocated for affordable housing	Area (in hectares) of land allocated for employment use
Backbarrow and Haverthwaite	0.72	3.07
Broughton in Furness	0.00	0.00
Coniston	0.16	0.28
Hawkshead	0.00	0.00
Totals in Distinctive Area	0.88	3.35

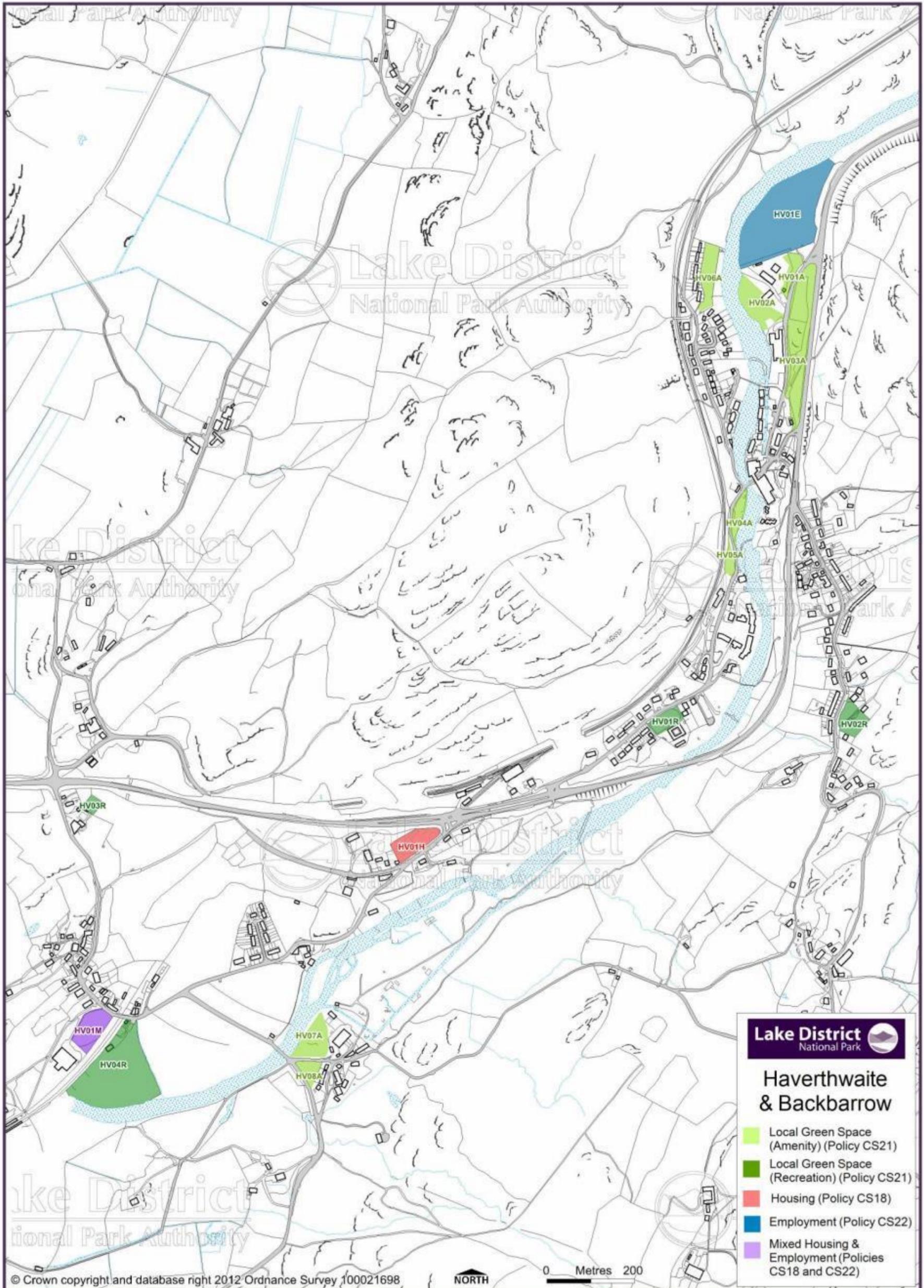
23.2 A significant proportion of employment land is identified in this Distinctive Area, and much of this land relates to a single site at Backbarrow and Haverthwaite. The location of this site is such that it will contribute to meeting the needs and demands of this Distinctive Area and some of the needs and demands of the Central and South East Distinctive Area.

23.3 The National Park Boundary runs through the middle of Broughton-in-Furness, with land outside the National Park boundary falling within South Lakeland District Council (SLDC) Local Planning Authority. Through community consultation and cross boundary working with SLDC no allocations of land are identified in the National Park area of Broughton-in-Furness, but both housing and employment sites have been identified in the SLDC area. This ensures that local needs can be met within the settlement.

23.4 Although Core Strategy (Local Plan Part One) Policy CS09 'South Distinctive Area' enables land to be allocated in Torver to help meet identified needs in Coniston no sites have been identified for allocation.

23.5 We have shown Local Green Spaces on the settlement maps in this section, and on the Policies Map.

23.6 You should read individual site assessments alongside Development Plan policies.

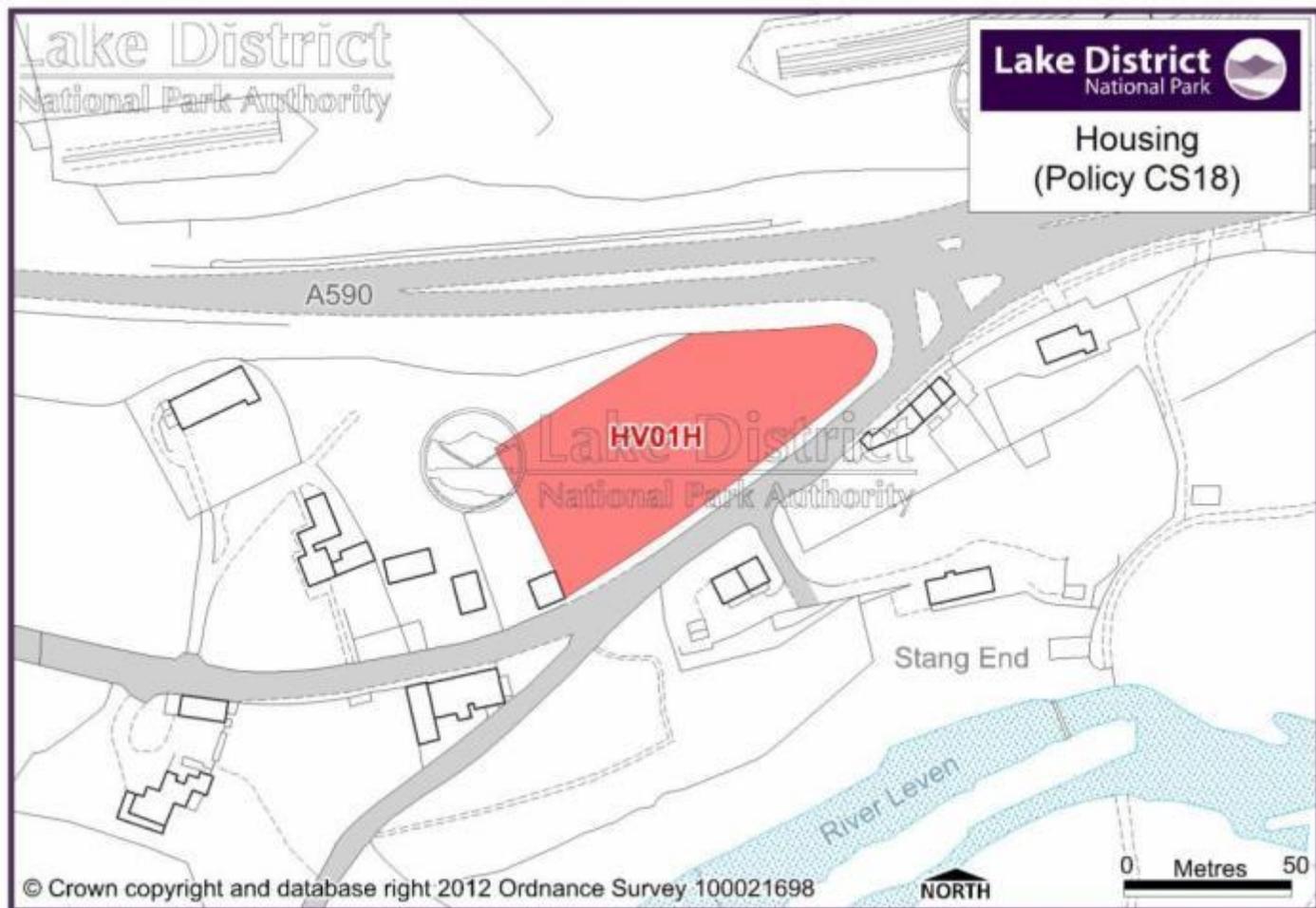


Lake District National Park

Haverthwaite & Backbarrow

- Local Green Space (Amenity) (Policy CS21)
- Local Green Space (Recreation) (Policy CS21)
- Housing (Policy CS18)
- Employment (Policy CS22)
- Mixed Housing & Employment (Policies CS18 and CS22)

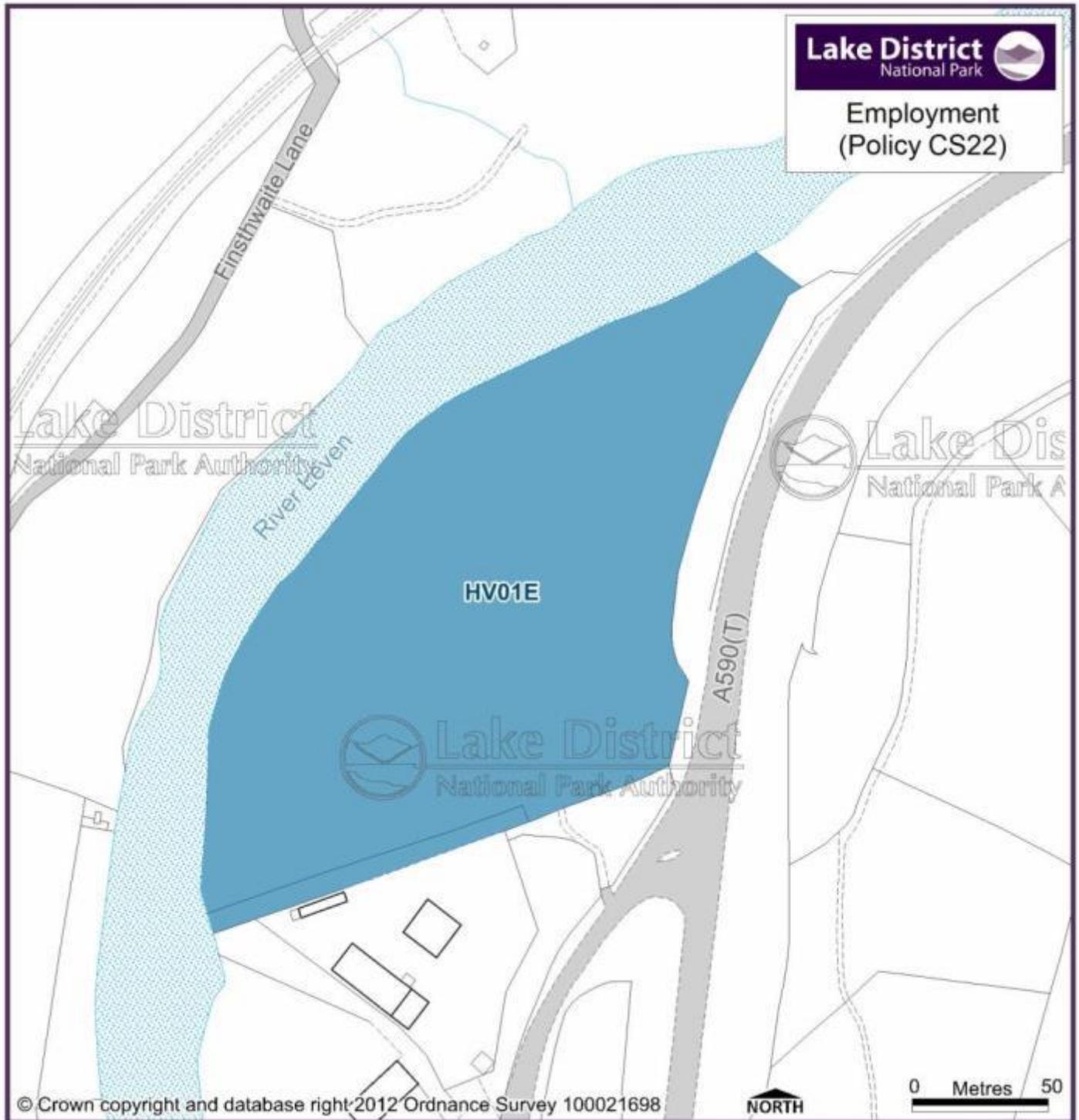
Site Reference Number:	HV01H
Site Name:	Land between Old Bank Cottage and A590 junction, Haverthwaite



Allocation use	Housing	Site area	0.46 hectares
Likely site specific requirements			
<ul style="list-style-type: none"> • Ensure a degree of separation between new dwellings and the A590. • Improvements to the pedestrian footway along the south east frontage of the site. • Retain the existing trees along the northern boundary of the site to protect the amenity of any new residential dwellings. • The site layout will need to reflect the need to maintain the root protection area of existing trees. 			
Other important considerations			
<ul style="list-style-type: none"> • Plant native tree and hedgerow species, as appropriate, to enhance biodiversity and connectivity of habitats. 			

Site Reference Number: HV01E

Site Name: Land to the north of the Barkers Timber Yard, Backbarrow



Allocation use Employment

Site area 2.82 hectares

Likely site specific requirements

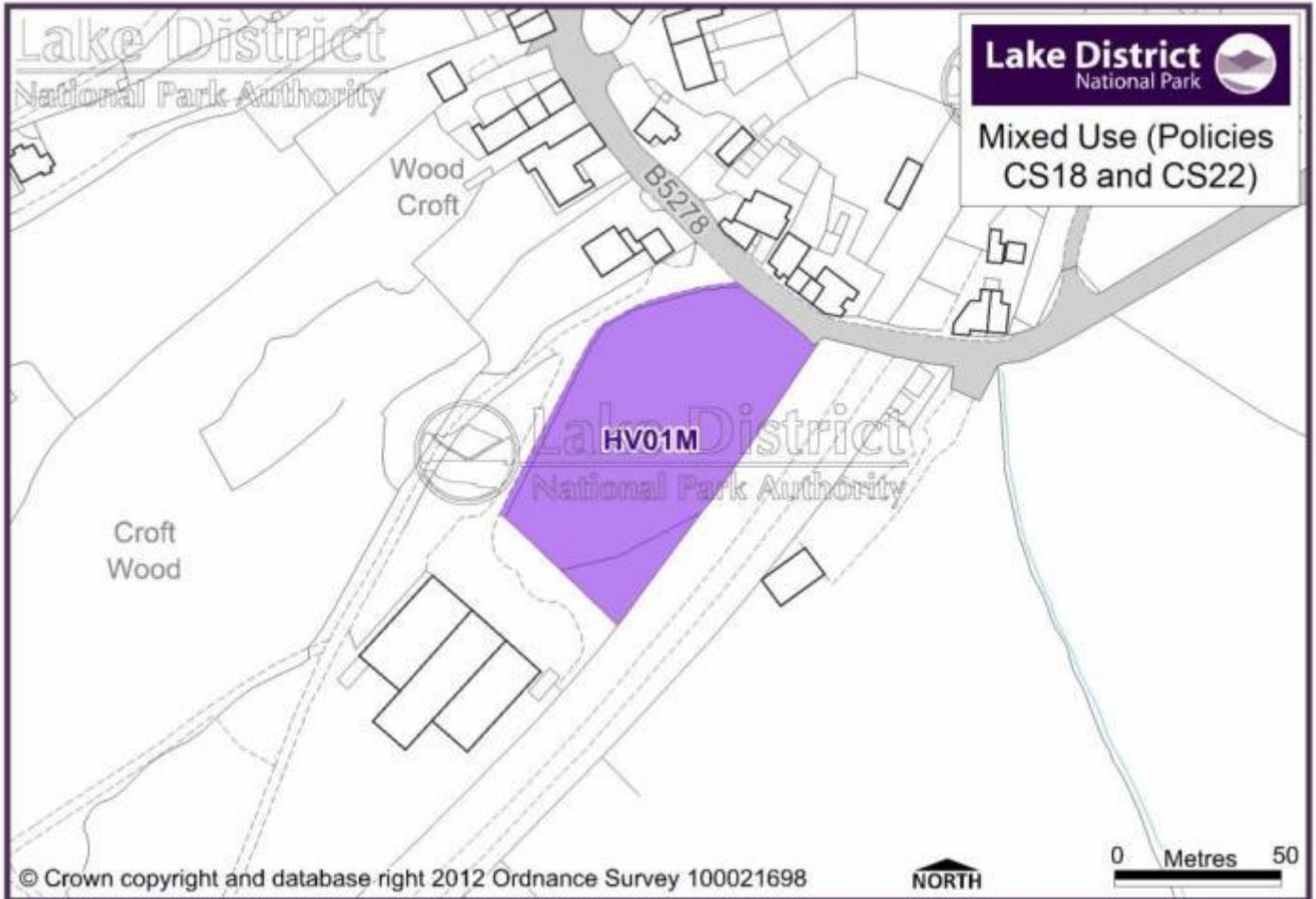
- Provide new access to the site in accordance with the Highways Agency's guidelines.
- Submit a Flood Risk Assessment as part of the planning application as much of the site is in the flood risk zone 3a which is defined as having a 1 in 100 year or greater probability of flooding. The recommendations of the Flood Risk Assessment will need to be incorporated into the scheme to mitigate the effects of flooding.
- Retain the existing trees along the boundary of the site for their amenity value. The site layout will need to reflect the need to maintain the root protection area of existing trees.
- Carry out an extended Phase 1 Habitats Survey because of the proximity of the River Leven. This will inform the requirement or otherwise for further surveys such as bat and otter surveys which are likely to be required.

Other important considerations

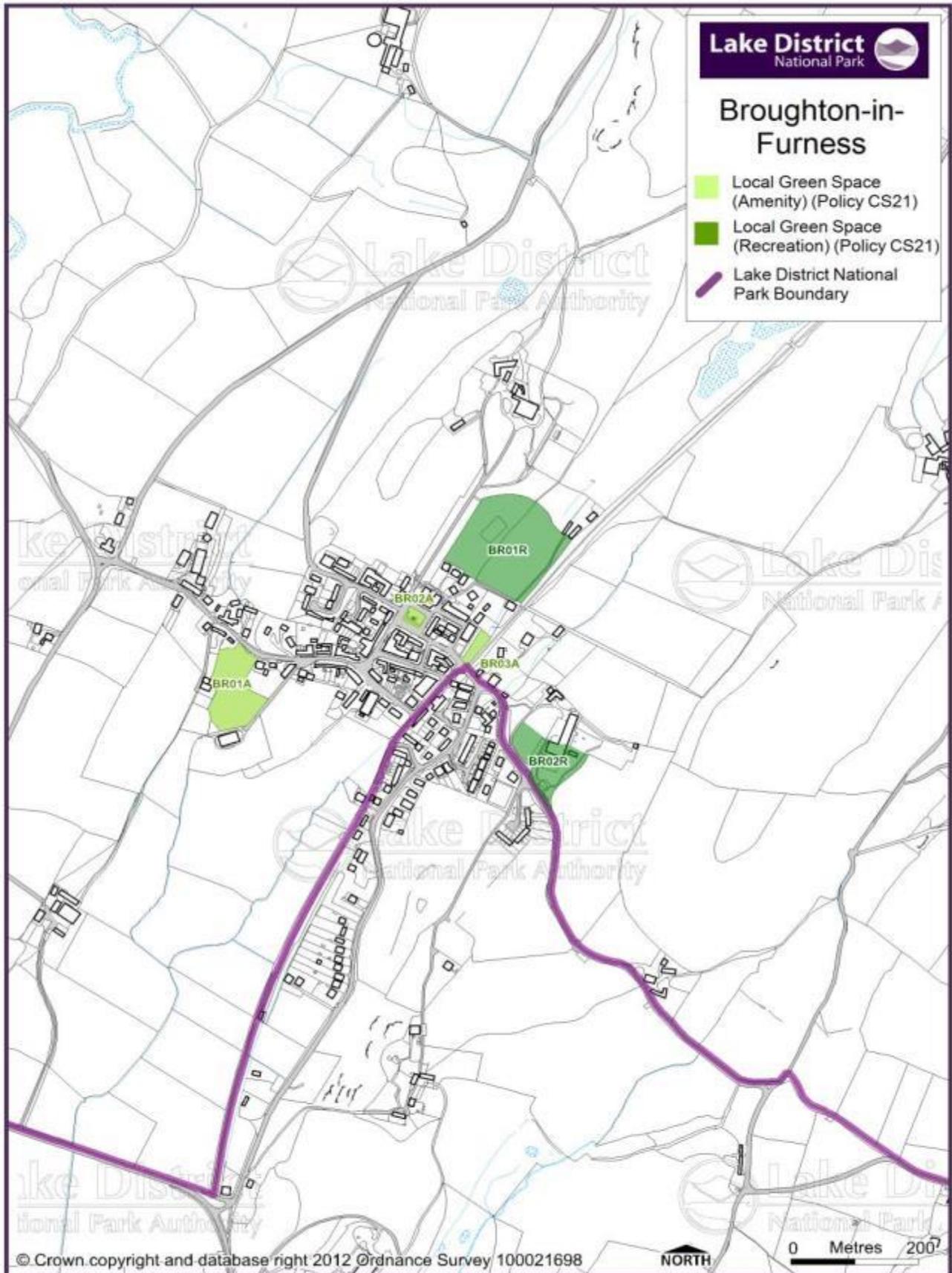
- Improvements to pedestrian links southwards from the site to Backbarrow.
- A Transport Assessment and travel plan may be required depending on the nature and scale of development proposed.
- Plant native tree and hedgerow species, as appropriate, to enhance ecological connectivity with surrounding habitats.
- Protection and enhancement of watercourse and bankside habitat for the benefit of wildlife.
- Clean water pipeline is not currently available in this location so new infrastructure will be necessary. It is likely a developer would be required to make a contribution proportionate to the additional demand on the network as a result of development.
- Dialogue and liaison with the Highways Agency is considered essential in the development of the site.

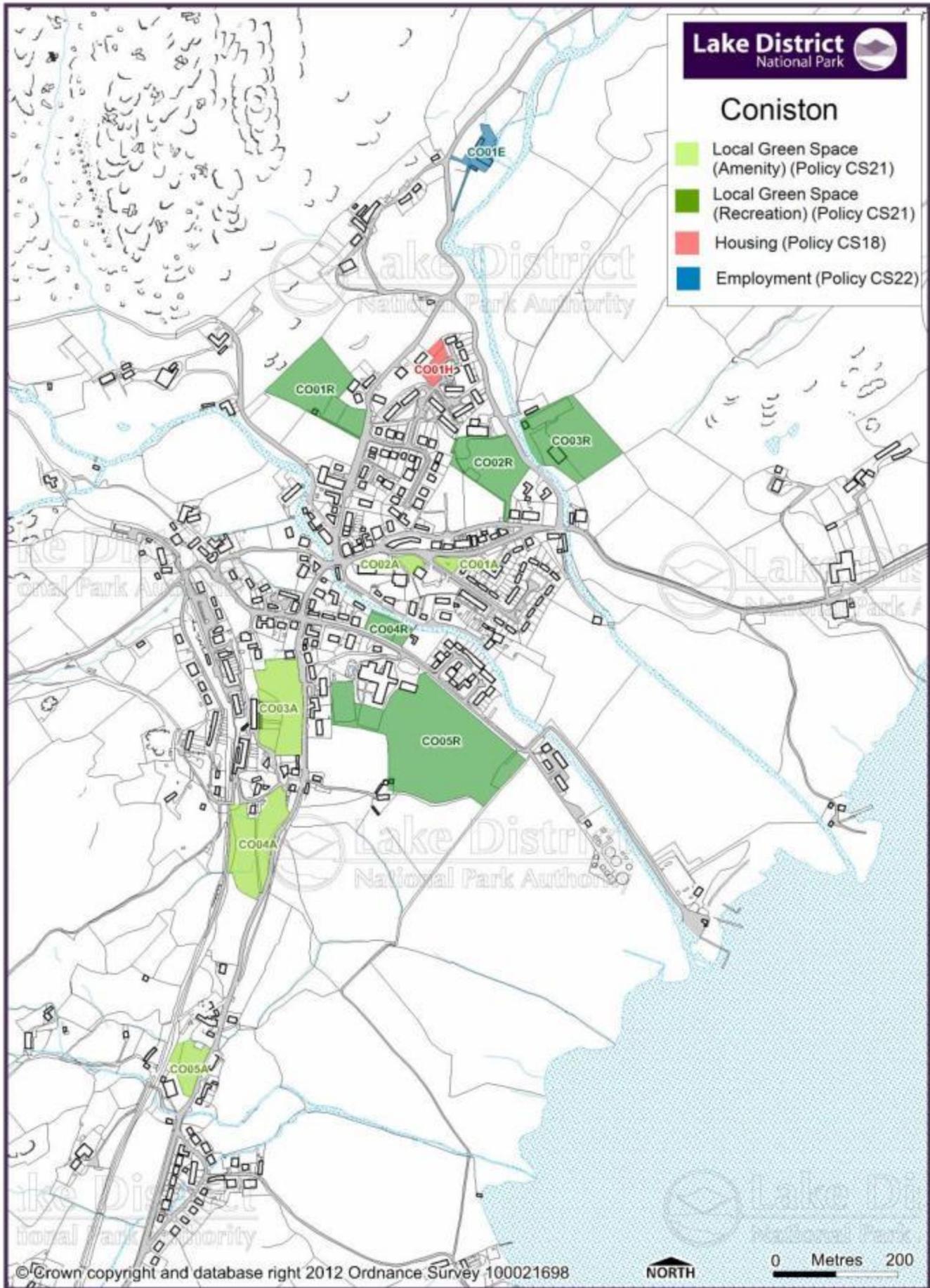
Site Reference Number: HV01M

Site Name: Field to north of existing Playdale buildings, Haverthwaite

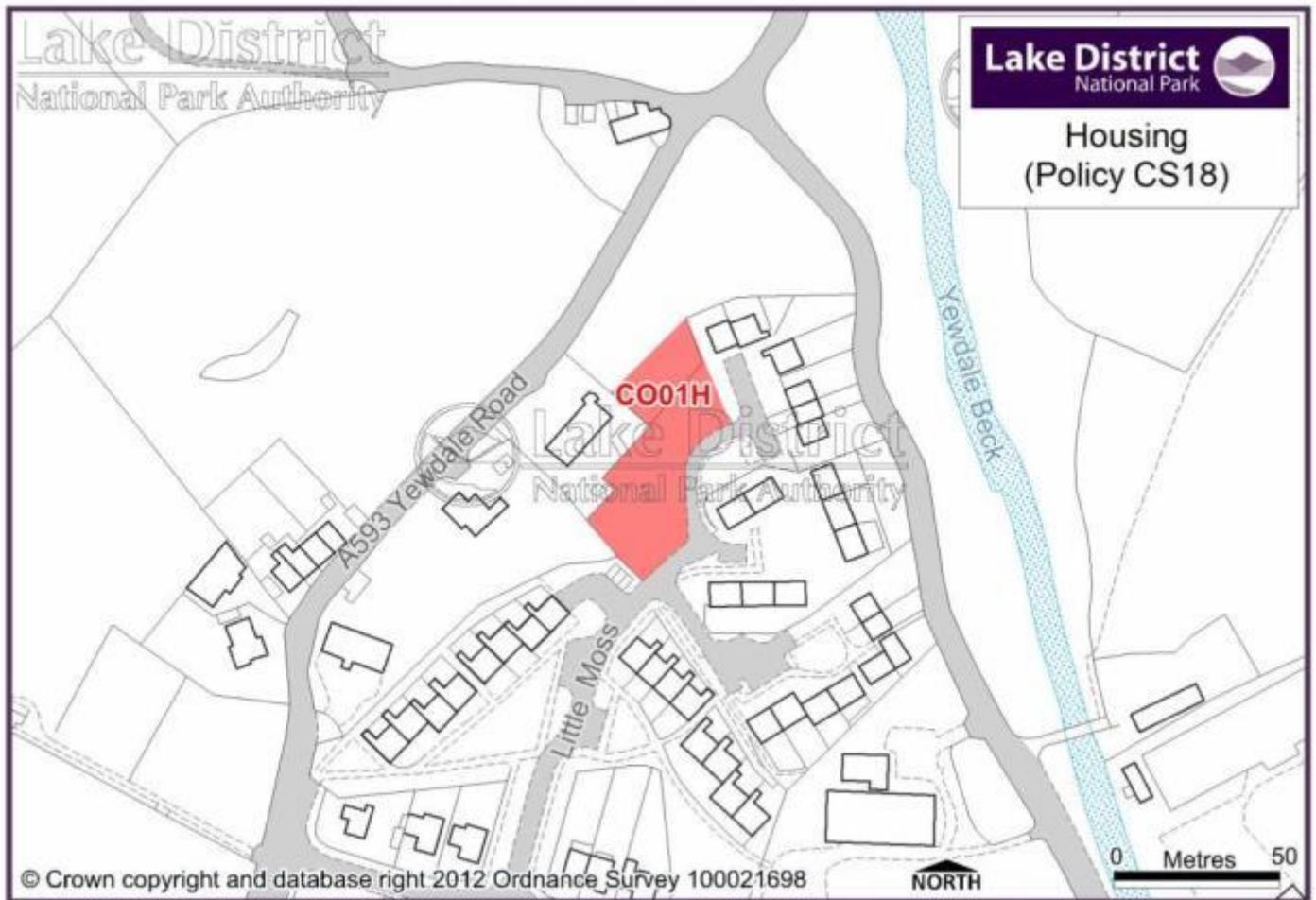


Allocation use	Mixed use - housing and employment	Site area	0.51 hectares
Likely site specific requirements			
<ul style="list-style-type: none"> • Provide suitable access to the site which overcomes the issue of restricted visibility southwards, potentially utilising and improving the existing Playdale access. • Ensure any surface water is dealt with by appropriate use of sustainable drain systems and demonstrate that there will be no increase in flood risk elsewhere. • Retain or reconstruct the stone wall boundary with the B5278 in order to retain some of the rural character of the site. • Focus residential development on the northern part of the mixed-use site, to take account of neighbouring residential amenity. • Carry out an extended Phase 1 Habitat Survey to establish potential ecological constraints because of the proximity of an internationally designated site. This will inform the requirement or otherwise for further surveys such as for reptiles as there is recorded interest in the wider area. 			
Other important considerations			
<ul style="list-style-type: none"> • Introduce as appropriate, new native trees, hedgerows and dry stone walls, to enhance biodiversity and benefit bats and other species. • The precise scale and type of development will need to safeguard local and residential amenity. 			





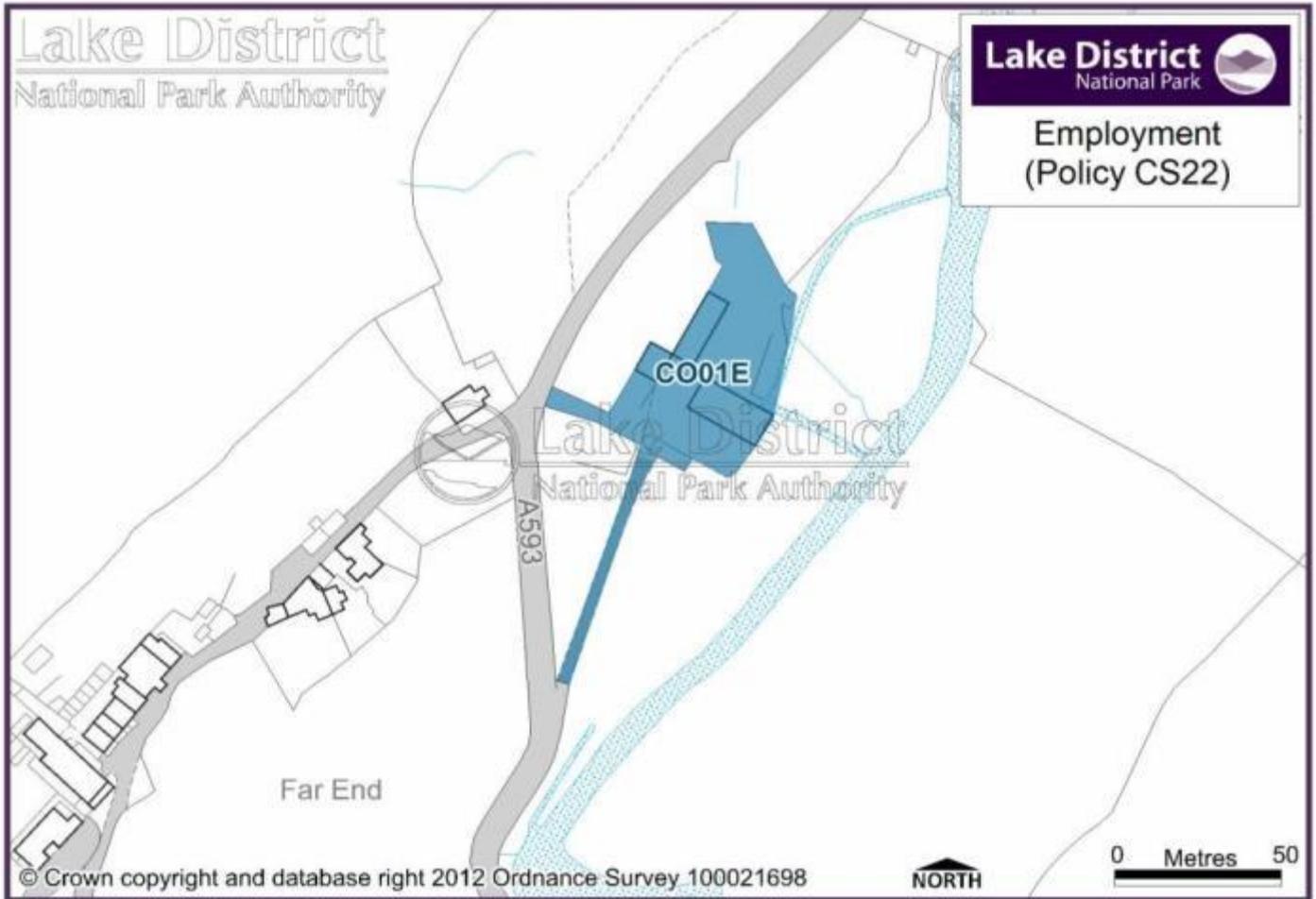
Site Reference Number:	CO01H
Site Name:	Land off Collingwood Close, Coniston



Allocation use	Housing	Site area	0.16 hectares
Likely site specific requirements			
<ul style="list-style-type: none"> • Consider the precise layout, scale and design of development to protect neighbouring residential amenity given the proximity of other residential properties. • Provide suitable off-road parking provision as an integral part of the scheme, and replace any existing spaces which may be lost. • The site layout will need to reflect the need to maintain the root protection area of existing trees. 			
Other important considerations			
<ul style="list-style-type: none"> • Plant native species of trees to enhance ecological connectivity with surrounding habitats. 			

Site Reference Number: CO01E

Site Name: Old Saw Mill (Cumbria County Council Depot), Coniston



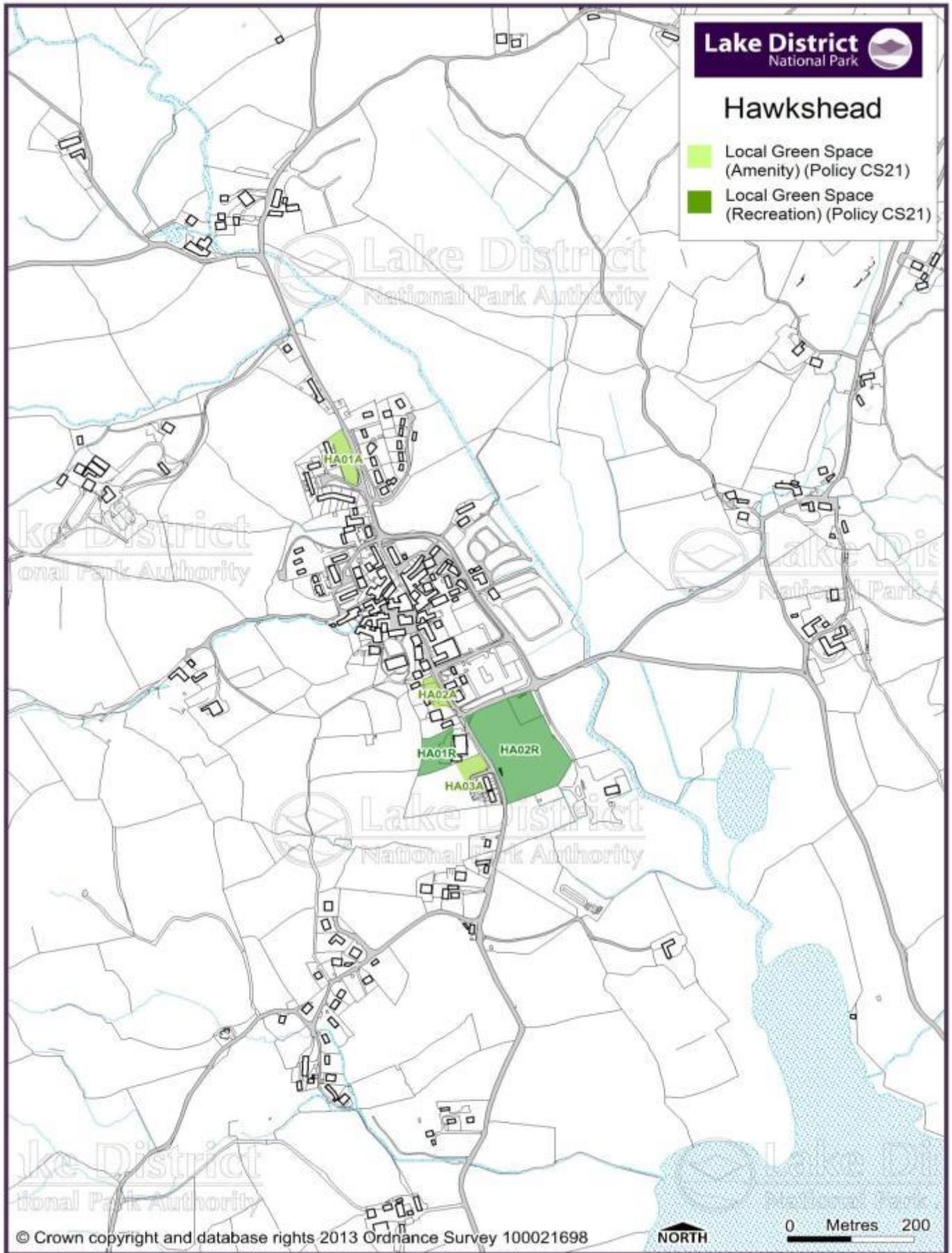
Allocation use	Employment	Site area	0.28 hectares
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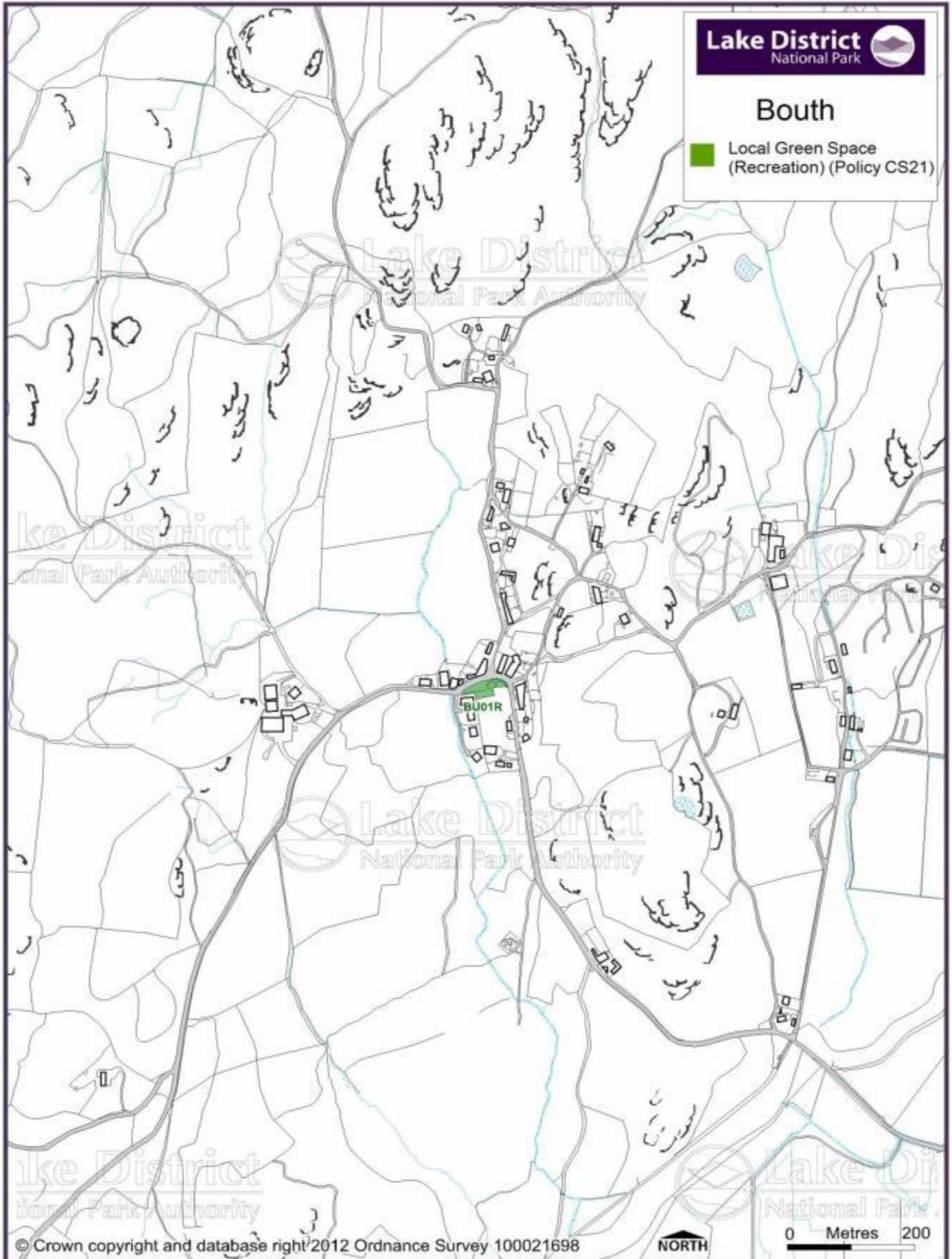
Likely site specific requirements

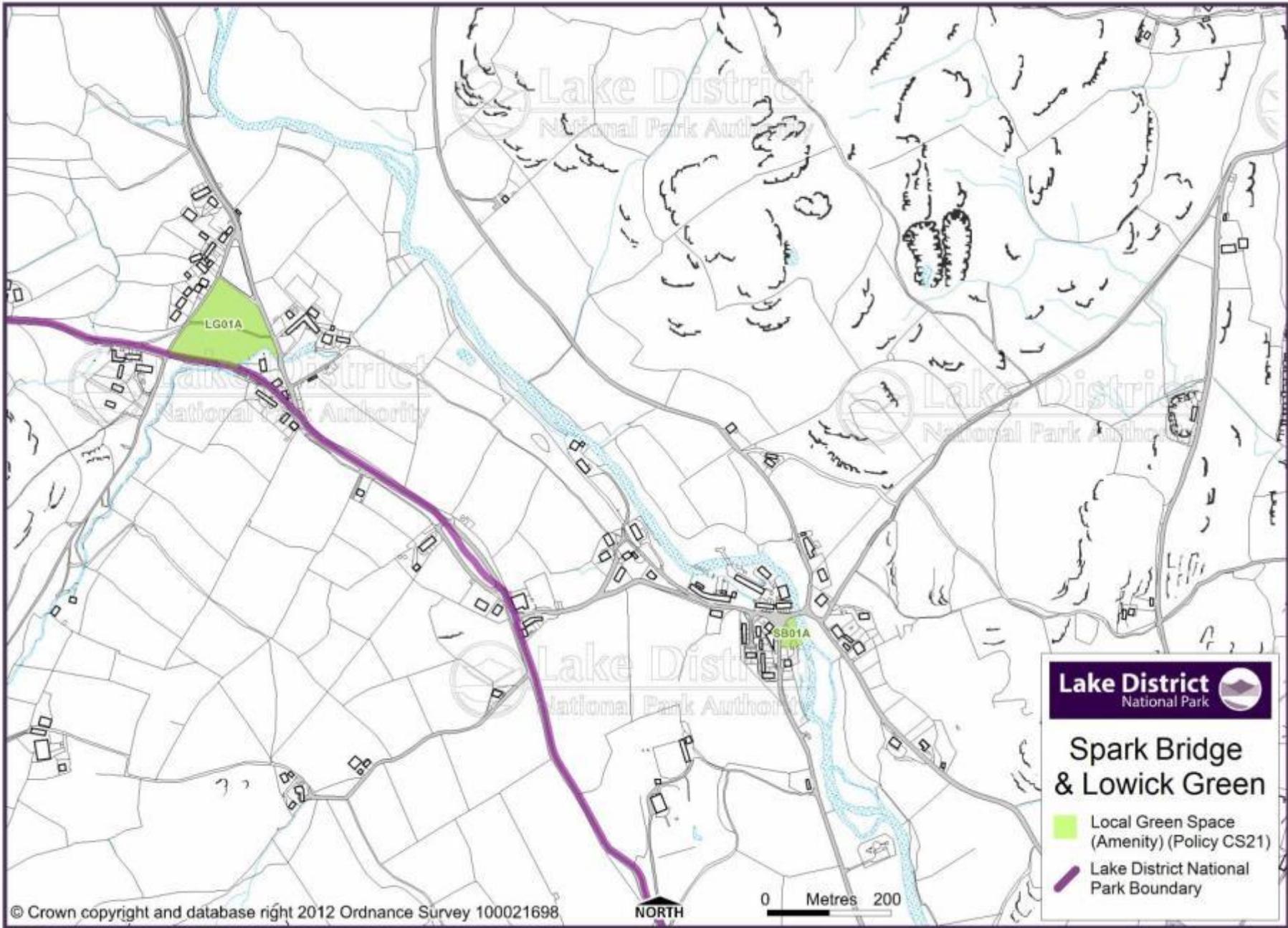
- Undertake archaeological evaluation beginning with a desk based assessment as the site is of industrial archaeological significance and has features listed on the Sites and Monument Record.
- The application should be accompanied by a desk based assessment to establish any implications of contamination, given the site's previous uses.
- Retain and reuse of the existing buildings due to their historic interest and contribution to the settlement character.
- Carry out an extended Phase 1 Habitat Survey to establish potential ecological constraints given the proximity to Sites of Special Scientific Interest and Cumbria Wildlife Sites. This will inform the requirement or otherwise for further surveys such as bat, otter or barn owl surveys. It is likely that these surveys will be necessary as the buildings and adjoining woodlands, and water habitats could support these species.
- A Flood Risk Assessment is required as part of the site is located in a flood zone 2 which is defined as having a 1 in 100 and 1 in 1000 annual probability of flooding.
- Ensure retention of existing trees and woodland as these make a positive contribution to visual amenity.

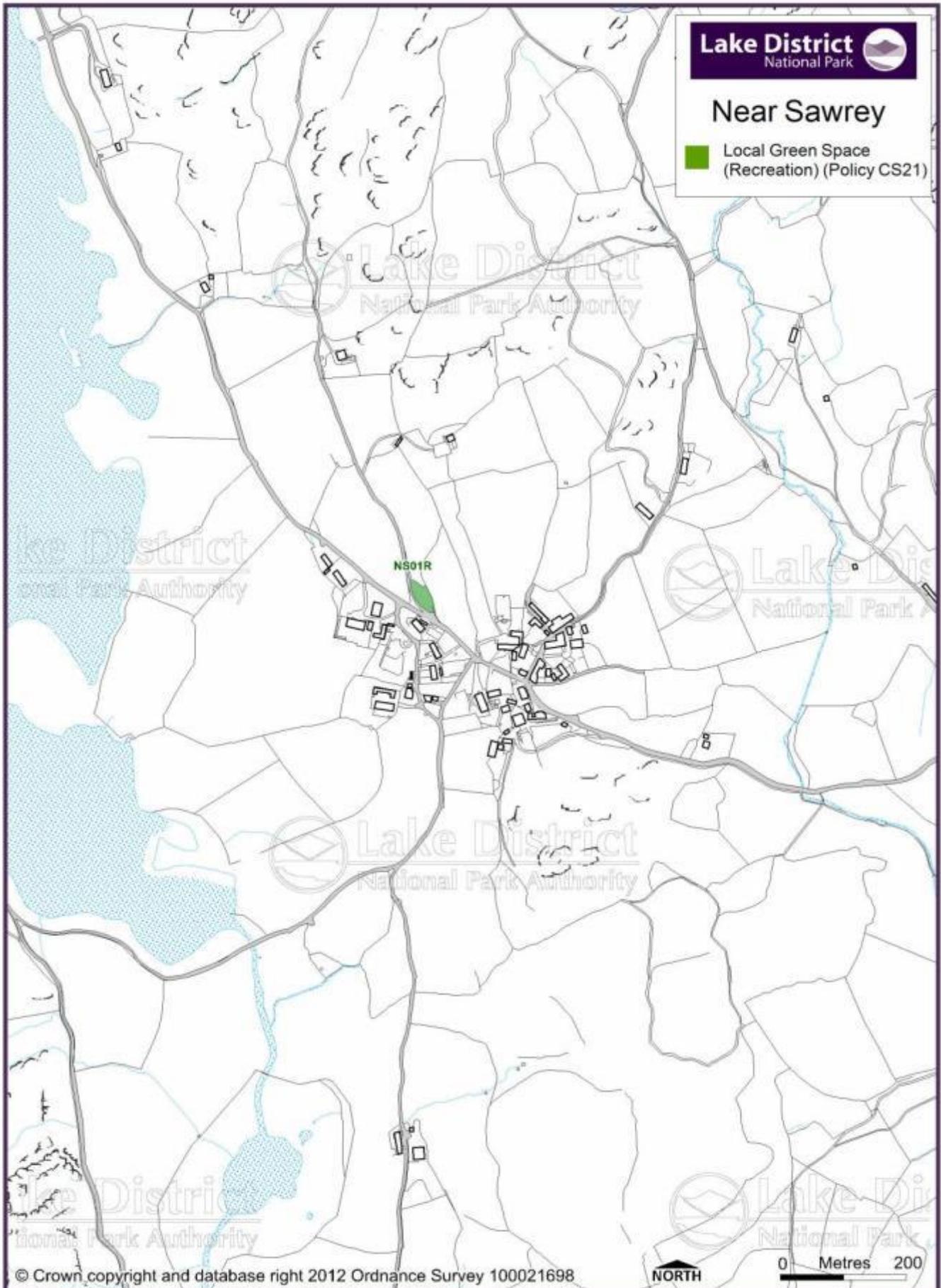
Other important considerations

- A Transport Assessment and travel plan may be required depending on the nature and scale of development proposed.
- Consider carefully the layout, scale and design of any new buildings to complement the existing buildings on site.









Section

2

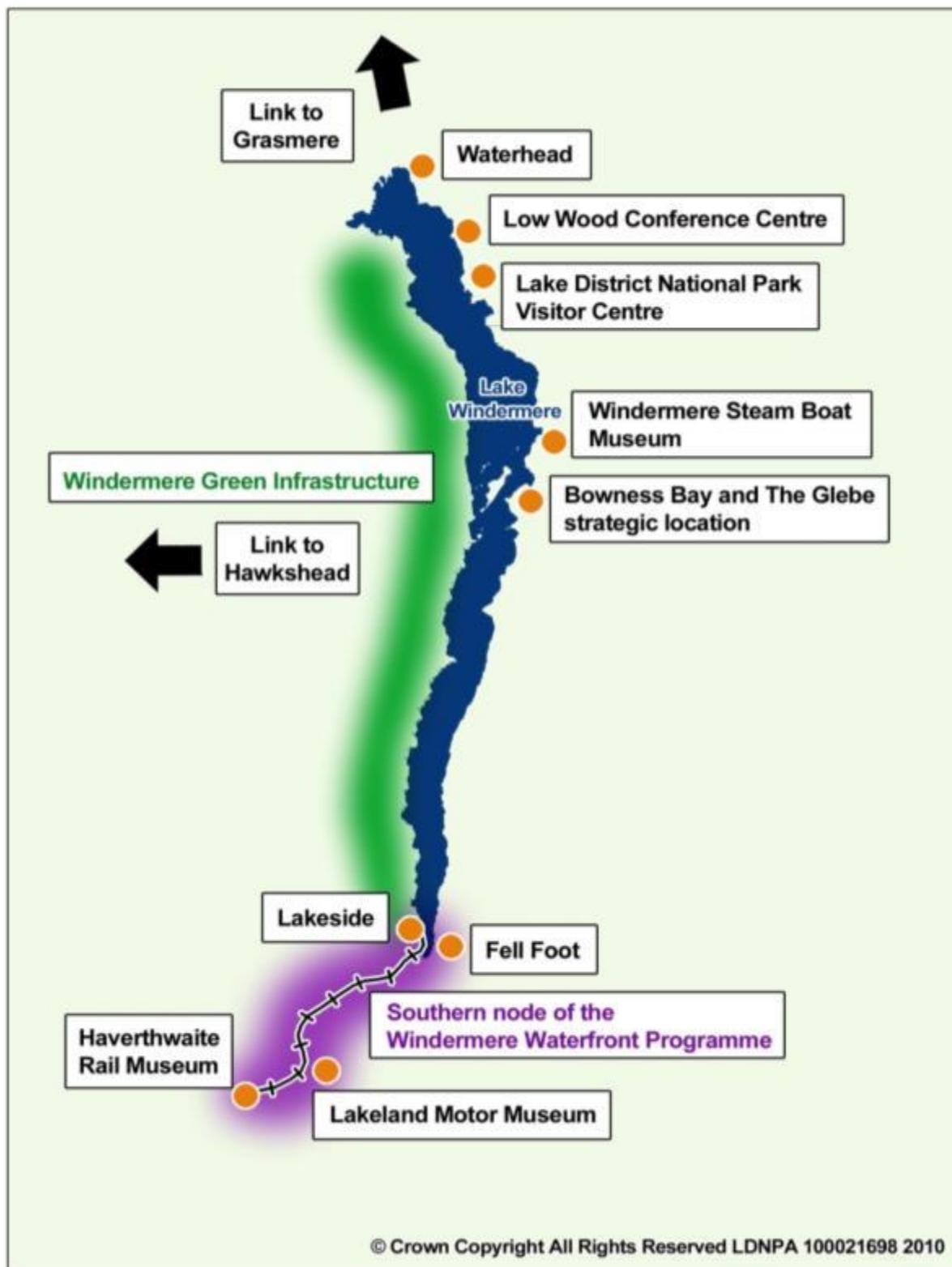
Bowness Bay and The Glebe: A location for Strategic Regeneration

Section 2

24 **Bowness Bay and The Glebe: A location for Strategic Regeneration**

- 24.1 The Core Strategy (Local Plan Part One) describes Bowness Bay and The Glebe as a location for strategic regeneration. Bowness Bay and The Glebe forms a key part of the Windermere Waterfront Programme (Figure 7), which aims to deliver a world class visitor destination. Core Strategy (Local Plan Part One) Policy CS08 describes this programme, which aims to coordinate several tourism developments around Windermere lake, and link them together with sustainable transport options.
- 24.2 This site allocation will link high quality private development with public realm enhancements. The regeneration proposals will bring economic benefits for the Central and South East Distinctive Area and additional community benefits for people living in Bowness-on-Windermere (Bowness) and in Windermere.
- 24.3 Bowness and Windermere's economy depends heavily on tourism. The seasonality of the tourism industry is a challenge for businesses, and visitors are demanding ever better services and experiences. For many visitors, it is their first or only experience of the Lake District National Park. Although Bowness Bay and The Glebe is an established visitor destination, it does not currently provide a world class visitor experience that supports the spectacular landscape and the National Park's special qualities. The Bowness Bay and The Glebe Evidence Base Report 2010 demonstrates that Bowness Bay and The Glebe is failing to meet visitors' rising expectations because of some of the problems that the area faces, including:
- A poor quality and deteriorating public realm
 - An environment dominated by tarmac, traffic and parked vehicles
 - Some of the facilities and environment are poor quality
 - Lack of wet weather attractions
 - Poor quality architecture of many of the waterfront buildings
 - A seasonal visitor offer?
- 24.4 There is a risk that visitor numbers to Bowness Bay and The Glebe will reduce, as other destinations in the North West, nationally and internationally upgrade the quality of their offer. These difficulties make the area less attractive for residents too, as it fails to meet its potential as a recreational resource for people living in Windermere, Bowness and nearby settlements.

Figure 7 – Key sites in the Windermere Waterfront Programme - map from the Core Strategy (Local Plan Part One), policy CS08



25 How will allocation deliver the regeneration of Bowness Bay and The Glebe?

- 25.1 Core Strategy (Local Plan Part One) policy CS08 applies to all sites at Bowness Bay and The Glebe that are within the allocation boundary. The red line boundary serves only to represent where Policy CS08 requirements apply to this strategic regeneration location – it does not represent a ‘development boundary’.
- 25.2 The site allocation is crucial in enabling us to link private investment with public benefit. Developments within the allocation boundary will need to demonstrate that they are contributing to public realm enhancements. Contributions may be through improvements that are part of the proposal, such as creating a boardwalk along the lakeshore, creating physical access to the lake, or opening the views for the public between the pavement and the lake. Or contributions may be financial payments towards enhancing the wider area.
- 25.3 Development proposals will need to consider the Core Strategy (Local Plan Part One), and in particular Policy CS08. The geographical extent of where Policy CS08 will apply to development proposals at Bowness Bay and The Glebe is defined in Figure 8 by the red line boundary. This policy enables us to deliver public realm, transport and infrastructure improvements through public and private contributions. The policy also requires very high design standards, incorporating visual and physical links through to the lake where possible, and enables us to be flexible in supporting proposals that may not be dependent on a lakeshore location.

26 What does it mean if a site is within the Bowness Bay regeneration location, but not identified within the allocation?

- 26.1 For sites that are within the regeneration location boundary, but not identified as part of the allocation process, we will still have a presumption in favour of sustainable development if proposals come forward in the future. We will support development proposals on those sites, providing that the proposal meets the requirements of policy CS08 and other relevant policies.

27 Bowness Bay and The Glebe proposals

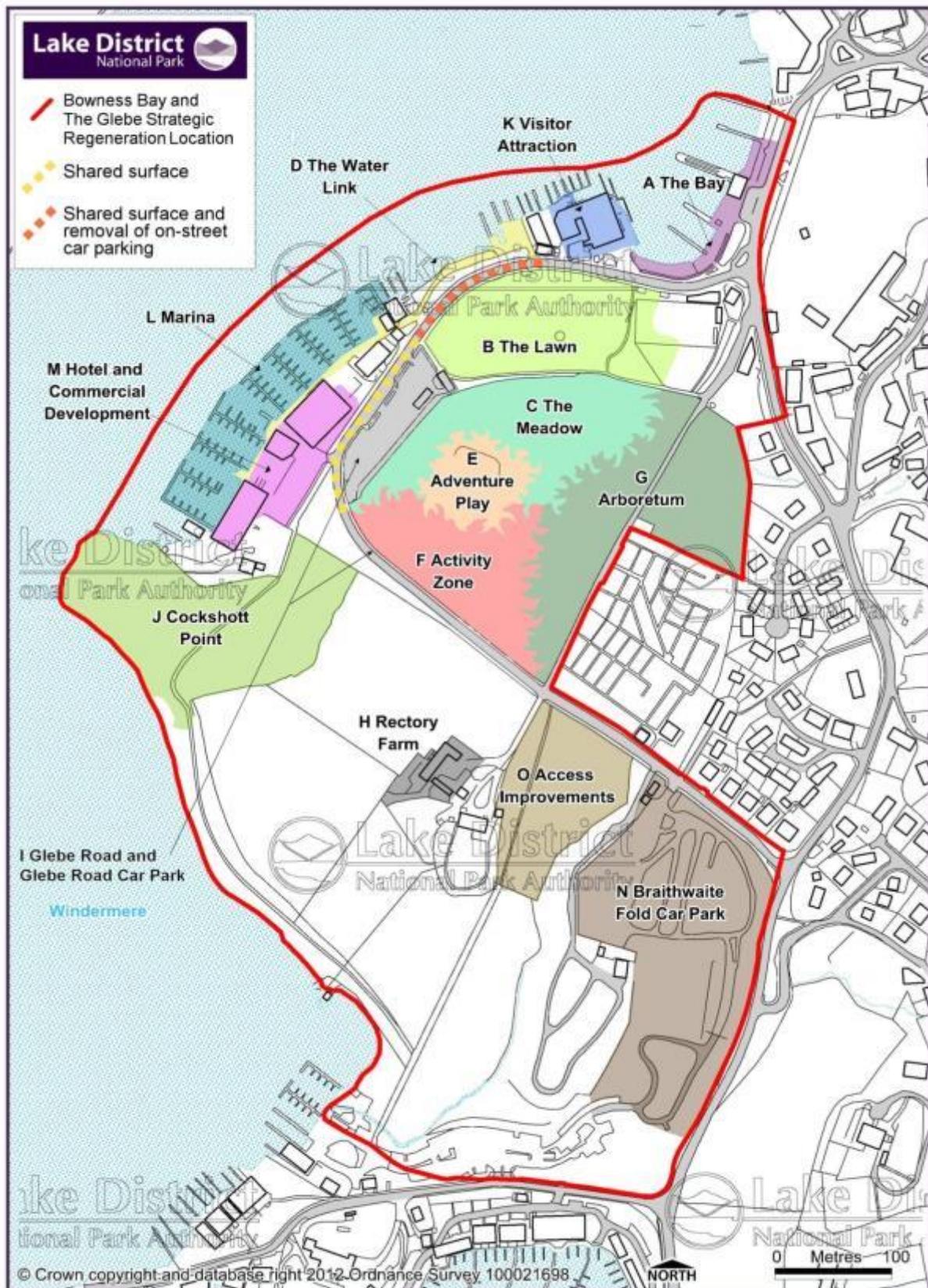
- 27.1 The site allocation includes:
- previously developed land – Braithwaite Fold car park, The Glebe, Bowness Bay Information Centre, Shepherds’ site, Windermere Aquatic site, Rectory Farm buildings, tennis courts, pitch and putt, the amusement arcade and other retail units along Glebe Road, and Glebe Road car park
 - undeveloped land, which we anticipate will remain undeveloped – Cockshott Point, fields at Rectory Farm and
 - previously developed land that is unlikely to undergo significant change – private houses within the allocation boundary.

- 27.2 The site allocation covers a wide area that will deliver a world class visitor experience. It offers various options to locate future development within the site boundary during the development plan period (to 2025).
- 27.3 Figure 8 and the site descriptions define the extent of the regeneration location and provide more information on the scale and nature of development that would be acceptable at each site. These proposals are based on the evidence gathered, public consultations and discussions with landowners and partners.
- 27.4 This allocation does not provide detailed information on the changes, improvements and development envisaged at each of the sites within this allocated area. The purpose is to show the approximate locations and the nature of the different components that will together combine to provide a regenerated and world class visitor experience.

On-going community engagement

- 27.5 The details of any changes – whether these are public realm enhancements or new commercial development – will be of critical importance to the overall success of the area's regeneration. Where planning permission is required, as a minimum there will be consultation locally as part of the statutory development management processes. For other changes that may not need planning permission, we will in any event formulate detailed proposals in liaison with local stakeholders, partners and the community.

Figure 8 – Bowness Bay and The Glebe regeneration location



Site A **The Bay**

Key changes and considerations

- This is the focal point at the northern end of Bowness Bay, with very high levels of use.
- Public realm needs to be robust enough to withstand heavy use.
- Regeneration will incorporate public realm enhancements strengthening the links between Bowness Bay and Bowness village.
- There is potential to include a terraced seating area in the park area, leading down to the lakeshore.
- Improvements must create a clear gateway to the park area and make the road a less dominant part of the landscape.

Delivery

- We will allocate GoLakes Travel funding to improve the links between Bowness Bay and Bowness village.
- Implementation of Core Strategy (Local Plan Part One) policy CS08. We will therefore require high quality design and public realm enhancements through planning gain as part of any development in this part of Bowness Bay.
- We anticipate that improvements in other parts of the regeneration location will stimulate investment in and around Site A – The Bay.

Site B **The Lawn**

Key changes and considerations

- This is the 'Green Glebe', part of the informal green space at The Glebe. It forms part of the 'Parks within a Park' concept as described in the Framework Masterplan report for Bowness Bay and The Glebe. We anticipate very little change here.
- The Lawn will be the main area used for future events.

Delivery

- The Lawn is located within the priority open space area for South Lakeland District Council.
- Other funding options include the Lake District Sustainable Development Fund, and Communities Fund.

Site C **The Meadow**

Key changes and considerations

- This is part of the 'Green Glebe'. There will be limited change at The Meadow. It will be an area of more informal recreational value, that will mainly be a picnic area.

Delivery

- The Meadow is located within the priority open space area for South Lakeland District Council.
- Other funding options include the Lake District Sustainable Development Fund, and Communities Fund.

Site D

The Water Link

Key changes and considerations

- The Water Link will give more people the opportunity to access Windermere lake, to appreciate the lake and the views beyond to the western shore and the Langdale Pikes.
- The Water Link will be a continuation of the boardwalk that is associated with the hotel and commercial developments, and the promenade to the south towards Cockshott Point.
- The Water Link includes visual access, opening views from Glebe Road through to the lake, to enable people to appreciate their proximity to the water.
- We will require developments at sites along the lakeshore to open up lakeshore access and views.

Delivery

- We will work with the private sector, implementing Core Strategy (Local Plan Part One) policy CS08, to incorporate waterfront access improvements and a public walkway along the lakefront as part of development proposals where this is feasible.
- We will support high quality design that opens views from The Glebe through to Windermere lake.

Site E

Adventure Play

Key changes and considerations

- This will be an adventure play area. Development of the play area will use the topography of this former quarry to provide adventure activities and a family picnic area.

Delivery

- The Adventure Play site is priority open space for South Lakeland District Council.
- Other funding options include the Lake District Sustainable Development Fund, and Communities Fund.
- The site may be a viable business proposition.

Site F

Activity Zone

Key changes and considerations

- The Activity Zone will include a smaller, but improved mini-golf course.
- It will include a small hard standing area, which will provide a stage area for larger concerts and events. The Activity Zone can be used for a variety of activities throughout the year, for example roller skating or ice skating.
- There is potential and consideration should be given to enable sports, such as basketball or tennis, to locate here.

Delivery

- The Activity Zone is located within the priority open space area for South Lakeland District Council.
- Other funding options include the Lake District Sustainable Development Fund, LDNP Communities Fund, Sport England funding for sports facilities, or funding through the Lake District National Park Partnership.

Site G

The Arboretum

Key changes and considerations

- The Arboretum will use existing specimens at The Glebe and reintroduce other indigenous varieties.
- It will provide a backdrop and setting for special events like outdoor theatre.
- The local community must be involved in the design and planting for the Arboretum, working in accordance with 'Secured by Design' principles.

Delivery

- We will deliver the Arboretum through a proposed memorial tree project and woodland burial plots, managed by South Lakeland District Council.
- Other funding options include the Sustainable Development Fund.

Site H

Rectory Farm

Key changes and considerations

- The National Trust owns the land and buildings at Rectory Farm. The Trust is proposing site enhancements based around the existing under-utilised buildings on the site, to enable their use for housing and employment. The improvements include re-use and refurbishment of existing buildings, low-key extensions and small scale sensitive new development.
- There is scope for interpretation facilities to be incorporated into the site, linked with the surrounding farm and land uses.
- A new access across National Trust owned land to Glebe Road may be required.
- New development must use sustainable design and materials.

Delivery

- The National Trust is one of the main landowners at Bowness Bay. The Trust is a partner on the Bowness Bay and The Glebe regeneration project, and on the Windermere Waterfront Programme.
- Rectory Farm is part of the match funding element in the Heritage Lottery Fund bid, but is not reliant on additional external funding for delivery.

Site I

Glebe Road and Glebe Road Car Park

Key changes and considerations

- The presence of parked cars between Site B 'The Lawn' and Site D 'The Water Link' (i.e. between 'The Old Pump House' and the Wishing Well) act as a visual barrier, interrupting views between land and the lake. The road also acts as a perceived physical barrier to pedestrian movements. The situation is particularly acute at, and adjacent to, Site B (The Lawn), an area of informal recreation affording views across the lake, and with a high volume of pedestrian and vehicular movements.
- We propose a number of traffic management measures to enhance the amenity of the locality, whilst also having full regard to the needs of local businesses and their suppliers, Glebe Road residents, and visitors to The Glebe alike.
- Specifically we will seek to:
 - Introduce public realm enhancements including shared-surface treatments – with a particular focus on the area between the Pump House Café and the south edge of Glebe Road car park
 - Remove, permanently, on-street parking between the Pump House Café and the northern edge of Glebe Road car park (the area of which is shown in Figure 8)
 - Retain all the remaining retained on-road car parking along Glebe Road for free two-hour parking provision (as existing), other than in the area referred to in Bullet 2 above and
 - Retain the short/medium stay Glebe Road car park for use by the general public which provides for 135 vehicles.
- The proposal will result in the permanent loss of 21 on-street spaces as a maximum. This represents a maximum overall reduction, in the locality, from 246 to 225 spaces (total on-street and Glebe Road car park combined). Prior to removing these parking spaces, we will liaise with local businesses, residents and Cumbria County Council to seek to accommodate the displaced car parking on unaffected parts of Glebe Road – for example, by marking spaces or by using a herringbone arrangement where appropriate, with the aim of there being no net loss in on-street parking.

Delivery

- The changes to car parking arrangements on Glebe Road would be made using a Traffic Regulation Order. The introduction of pedestrian-friendly shared surfaces is supported by GoLakes Programme monies and is eligible for the LDNPA's Sustainable Development Fund.
- We will work closely with local businesses and residents, Cumbria County Council and South Lakeland District Council in developing detailed proposals.

Site J

Cockshott Point

Key changes and considerations

- The National Trust owns Cockshott Point, and this site will remain as a focus for quiet enjoyment, benefitting from better connections to the rest of The Glebe.
- We are not proposing any developments or changes to the activities that people currently enjoy as part of a visit to Cockshott Point.
- Allocation will enhance access, signage and interpretation at the site.

Delivery

- The National Trust will continue to manage Cockshott Point in the same way that they currently do. We will work with the National Trust to enhance access, signage, and interpretation at Cockshott Point.
- GoLakes Travel funding is available to finance access and route improvements, and signage for walking or cycling.
- Cockshott Point is part of a Heritage Lottery Fund bid, for additional funding for interpretation panels for the area.

Site K

Visitor Attraction

Key changes and considerations

- This site is privately owned, and the owners intend to continue their existing operations in the short term. We have retained the site as part of the overall regeneration scheme. In the event that a private developer comes forward in the future, we can ensure that any proposal contributes to the public realm enhancements.
- The site currently comprises some retail, and new retail development of a similar floor space would be acceptable.
- A visitor attraction enables flexibility in the type of development that we want to see on Site K in the future. A visitor attraction could include any of the following:
 - cultural attraction
 - heritage displays
 - museum
 - theatre
 - gallery
 - development or activity specifically linked to the special qualities of the National Park
- In the short term, we will work with the building owners to further improve the quality of the building and its surroundings, together with its offer and uses. This will contribute to the site being a focal point within Bowness Bay.

Delivery

- Site K is not available in the short term. Delivery of a visitor attraction depends on a developer purchasing the site and bringing a proposal forward, or on the existing owner deciding to develop the site.
- Improvements to the surrounding environment will make the site more attractive for developers. We do not consider that a visitor attraction will be delivered until near the end of the plan period, once other improvements have been completed.
- The visitor attraction will be delivered by the private sector.

Site L

Marina

Key changes and considerations

- The marina site is privately owned, with existing jetties on the site. The landowners are seeking to extend and develop the marina, providing additional boat berths. The proposal will open a link between the main pavement and the shoreline walkway, making access to the lake obvious so that people can walk along the marina. The marina will include improvements to one of the buildings that faces the lake.
- Recognising the constraints within the lake, navigational and lake safety requirements would be key considerations in the determination of a planning application.
- It would be necessary for any proposals to provide for any displaced and/or additional car parking requirements.

Delivery

- The landowner is working with us and with interest groups to submit a development proposal that meets design requirements and supports the navigation and safety requirements of the range of lake user groups.
- The Marina will be delivered by the private sector.

Site M

Hotel and Commercial Development

Key changes and considerations

- We will require any future hotel proposal at this site, or other commercial development along the lakefront, to provide enhanced public access to the lake.
- The hotel will be smaller than the footprint previously identified in the Framework Masterplan for Bowness Bay and The Glebe.
- Redevelopment of commercial uses along the lakefront should include opening up the links between Glebe Road and the lake – both visual links and actual links.
- Retail uses should be approximately the same floor space as, or smaller than, the existing retail floor space. Any material net increase in floorspace would be contrary to Core Strategy Policy CS20 (Vibrant Settlement Centres).
- It will be necessary for proposals to provide for any displaced and/or additional car parking requirements.
- Any proposals for alternative boat storage provision would be considered against the Local Plan, if this is needed.

Delivery

- The landowner is working with us and with interest groups to submit a development proposal that meets design requirements.
- The hotel and associated commercial development will be delivered by the private sector.

Site N

Braithwaite Fold Car Park

Key changes and considerations

- Braithwaite Fold car park is owned by South Lakeland District Council. This car park already serves an important function by providing longer-stay car parking opportunities for visitors to Bowness Bay and The Glebe, as well as Ferry Nab, Bowness village and beyond.
- We will seek to retain Braithwaite Fold car park, and we recognise the opportunity for this car park to potentially accommodate increases in parking demands, should they arise in the future.
- Improved signage is required at Braithwaite Fold, directing people to pedestrian and cycle routes between the car park and Bowness Bay, Windermere train station, and Ferry Nab.
- SLDC wish to expand the car park. These proposals would be determined in accordance with Core Strategy Policy CS14. Any expansion would be made using permeable surfacing.

Delivery

- South Lakeland District Council intends to retain Braithwaite Fold car park for its current use.
- We will deliver signage and access improvements at Braithwaite Fold through the GoLakes Travel programme.

Site O

Access Improvements

Key changes and considerations

- We are seeking a new pedestrian and cycle route from Braithwaite Fold to Bowness Bay. This will enable us to direct visitors from the car park to Bowness Bay and the Glebe, and will create easy access to public transport options. It is likely proposals would cross parts of the mini golf course (within Site F).
- A footpath and, or cycleway will give quick access from Braithwaite Fold to Rectory Farm, Cockshott Point and the Arboretum.
- We are working with the landowner to upgrade the route through Site O towards Ferry Nab. The intention of this improvement is to realign and upgrade the existing right of way to improve walking and cycling connections between Bowness Bay and Ferry Nab.

Delivery

- We will finance and deliver access and transport improvements through the GoLakes Travel programme.

Section

3

Monitoring and Delivery Framework

Section 3

28 Principles of monitoring

28.1 Monitoring and review of the planning policies is a key aspect of the planning system. Allocations of land are intended to help meet the objectives of the Core Strategy (Local Plan Part One), primarily through providing certainty to enable delivery of schemes. Through monitoring we can establish how effective allocations of land are in the delivery of new housing and employment uses, the regeneration of Bowness Bay and The Glebe, and protection of Local Green Spaces. The results of monitoring will identify if policies are succeeding or if they need to be reviewed and potentially revised. It is therefore important to monitor the implementation of the allocations of land.

28.2 The purposes of monitoring are to:

- assess the extent to which policies are being implemented and allocations of land developed
- establish whether policies have unintended consequences
- establish whether assumptions and Core Strategy (Local Plan Part One) objectives behind policies are still relevant
- establish whether targets are being achieved.

29 Monitoring of allocations of land

29.1 We produce an Annual Monitoring Report (AMR) each year which monitors the effectiveness of the Development Plan. As the Allocations of Land (Local Plan Part Two) is an integral part of the Development Plan, the effectiveness of the allocations of land will be monitored through the Annual Monitoring Report. We will monitor the uptake of allocated sites for development, and Local Green Spaces through the indicators outlined in Table 8. These indicators are specific to the delivery of the development on allocated sites, but the allocated sites will also contribute to the success of existing indicators which monitor the effectiveness of Core Strategy (Local Plan Part One) policies.

Table 8: Monitoring framework for allocated sites

	Indicator	Targets
Housing	Number of houses granted planning permission on allocated sites (in accordance with Policy CS18)	Rate of consent is at least 40 dwellings per year (total on allocated sites is approximately 480 dwellings)
	The density of allocated housing sites (the plan assumes approximately 480 dwellings out of 900 dwelling target in Core Strategy will be delivered on allocated sites)	Average density of allocated sites granted permission is at least 30 dwellings per hectare
	Percentage of dwellings on allocated housing sites that have been granted planning permission for affordable housing in North, East, South, and Central and South East Distinctive Areas	100 per cent affordable housing on allocated sites in the North, East, South, and Central and South East Distinctive Areas. (No target for West Distinctive Area)
Employment	Amount of employment land granted planning permission on allocated sites	Rate of consent is at 0.74 hectares per year (employment allocation 8.9 ha)
	Percentage of employment floorspace granted planning permission by employment type: <ul style="list-style-type: none"> - B use classes - <i>sui generis</i> employment uses - other use classes 	100 per cent of planning applications are granted planning permission on employment allocations for B use classes or <i>sui generis</i> use employment uses
Mixed use - housing and employment	Mixed use sites will be monitored through housing and employment indicators	Mixed use sites will be monitored through housing and employment targets
Waste Management and Treatment Facilities		Approval of appropriate permission for waste management and treatment facility at Kendal Fell Quarry

Local Green Space	Area of land allocated as Local Green Spaces lost contrary to Policy CS21	Zero
Bowness Bay and The Glebe	Percentage of applications that support Policy CS08 and are approved	100 per cent
	Percentage of applications that are contrary to Policy CS08 and are approved	Zero per cent
		*Components of Bowness Bay and The Glebe will be monitored using qualitative data on the progress of actions in the delivery framework

30 Delivery of allocations of land

- 30.1 The effectiveness of the allocations of land will be assessed based on the development of the sites identified. Development of the individual sites is dependent on:
- an acceptable scheme and the granting of planning permission which will normally be in accordance with planning policies
 - infrastructure improvements (where required)
 - economic and market conditions
- 30.2 Land that has been allocated provides landowners and developers with the certainty that these sites are acceptable in principle for the land-use proposed, and that there aren't any insurmountable constraints which may prevent development taking place.
- 30.3 There are no strategic infrastructure improvements required to enable development of allocated sites. Infrastructure upgrades are small scale and site specific therefore we are confident that these sites can be delivered over the plan period.
- 30.4 In accordance with Core Strategy (Local Plan Part One) Policy CS18, where affordable housing is being proposed, the applicant must demonstrate that a current housing need exists at the time a planning application is submitted.
- 30.5 Much of the implementation is reliant on landowners and developers bringing proposals forward but we will assist the delivery of sites through:
- offering pre-application advice on proposals

- offering opportunities to enter Planning Performance Agreements
- the determination of planning applications
- working with landowners and, or developers and infrastructure providers to overcome infrastructure issues
- proactive engagement to facilitate effective delivery of sites
- working with Parish Councils, housing groups and the Business Task Force Group to explore delivery mechanisms.

31 Delivery of Bowness Bay and The Glebe

31.1 Delivery of development within the Bowness Bay regeneration location will depend on:

- an acceptable proposal and subsequent granting of planning permission
- infrastructure improvements, where required and
- economic and market conditions.

31.2 The site allocation means that landowners and developers have certainty that the types of developments described in Section 2 of this report are acceptable in principle.

31.3 We have taken infrastructure and capacity requirements into consideration, particularly for highways issues. As such, we are confident that developments for the regeneration location will come forward over the plan period.

31.4 We will assist delivery of the regeneration location through:

- arranging and chairing meetings of the Windermere Waterfront Programme steering group
- arranging and chairing confidential meetings of the Bowness Bay Landowners' Group
- involving the local community in regeneration proposals, where this is appropriate
- working with South Lakeland District Council and Cumbria County Council to access funding for public realm enhancements at Bowness Bay
- offering pre-application advice on design and proposals
- offering opportunities to enter into Planning Performance Agreements
- working with infrastructure providers to address infrastructure issues and
- determining planning applications.

31.5 The delivery framework in Table 9 identifies delivery leads, key partners and implementation methods for the delivery of the allocations of land.

Table 9: Delivery framework

	Implementation	Delivery lead	Key partners	Timescales / phasing
Housing	Section 106 legal agreements to secure affordable housing	Landowners Developers Registered providers	Infrastructure providers LDNP Partnership – Partner organisations	Up to 2025 Phasing is not required as delivery is assessed against identified needs at time of application. Phasing will only be considered where specific infrastructure capacity constraints are identified and committed works to overcome the issue are programmed.
	Pre-application advice on proposals	LDNPA	Cumbria Housing Executive	
	Ongoing submission and determination of planning applications		Homes and Communities Agency	
	Opportunities to enter into Planning Performance Agreements		Local Enterprise Partnership	
	Assisting delivery of affordable and local needs housing schemes where progress has stalled			
	Proactive engagement with housing groups, landowners, developers, and parish councils to explore delivery mechanisms			

Risks				
Employment	State of economy – impact on house building sector.			
	Lending policies of financial institutions.			
	Shortage of funding from Homes and Communities Agency.			
Lack of developer interest in housing sites.				
Committed sites not being developed.				
Contingencies				
Review planning policies.				
Seek further discussions with developers and landowners to identify why development is not coming forward, and work with developers to help overcome site-specific obstacles.				
Contribution of ‘windfall’ development.				
Implementation				
Implementation	Delivery lead	Key partners	Timescales / phasing	
Pre-application advice on proposals	Landowners	LDNPA	Up to 2025	
Opportunities to enter into Planning Performance Agreements	Developers	Cumbria County Council	Phasing is not required as delivery is demand driven from businesses.	
Ongoing submission and determination of planning applications		Britain’s Energy Coast	Phasing will only be considered where specific infrastructure capacity constraints are identified and committed works to overcome the issue are programmed.	
Local Enterprise Partnership Business Plan		Infrastructure providers		
Britain’s Energy Coast Investment Plan		LDNP Partnership – Partner organisations		
Cumbria Rural Growth Network		Local Enterprise Partnership		
Promotion and marketing				

	Proactive engagement with the Business Task Force Group, landowners, developers, and parish councils to explore delivery mechanisms			
	Risks			
	State of economy – impact on development sector.			
	Lending policies of financial institutions.			
	Lack of developer interest in employment sites.			
	Committed sites not being developed.			
	Lack of progress on broadband availability.			
	Contingencies			
	Review planning policies.			
	Seek further discussions with developers and landowners to identify why development is not coming forward, and work with developers to help overcome site-specific obstacles.			
Contribution of ‘windfall’ development.				
Seek further promotional measures to enhance the attractiveness of the Lake District.				
LDNP Partnership advise on marketing and promotion.				
Connecting Cumbria project led by Cumbria County Council (superfast broadband).				
Mixed use – housing and employment	Implementation	Delivery lead	Key partners	Timescales / phasing
	Same as the housing and employment sections.	Same as housing and employment sections.	Same as housing and employment sections.	Same as housing and employment sections.
	Risks			
	Same as housing and employment sections.			
	Contingencies			
Same as housing and employment sections.				

Waste Management and Treatment Facility	Implementation	Delivery lead	Key partners	Timescales / phasing
	Pre-application advice on proposals	South Lakeland District Council	LDNPA	Up to 2025
	Opportunities to enter into Planning Performance Agreements	Cumbria County Council		
	Submission and determination of planning applications.	Landowners Private sector developers		
	Implementation of Area Action Plan for Canal Head, Kendal			
	Risks			
Pressure from other developments that may compromise the ability to deliver a waste management facility.				
Availability of funding to enable relocation from Canal Head, Kendal.				
Contingencies				
If other forms of development are also sought, a masterplan is prepared to ensure a waste management and treatment facility will not be compromised by additional uses.				
Local Green Space	Implementation	Delivery lead	Key partners	Timescales / phasing
	Ongoing submission and determination of planning applications	LDNPA	Landowners	N/A
	Pre-application advice on proposals			
Risks				
Pressure to approve development that does not conform to policy CS21.				

Contingencies					
Review planning policies and site allocation criteria.					
Seek further discussions with developers and landowners to identify why development is coming forward on designated sites.					
Implementation	Delivery lead	Key partners	Timescales / phasing		
Bowness Bay and The Glebe	Ongoing submission and determination of planning applications	Landowners – private sector, South Lakeland District Council, National Trust	LDNP Partnership – Partner organisations Cumbria County Council	Up to 2025	
	HLF bid to improve the public realm at Bowness Bay	Developers	Windermere Waterfront Programme steering group		
	Pre-application advice on proposals	South Lakeland District Council	United Utilities		
	Opportunities to enter into Planning Performance Agreements	LDNPA	Windermere Town Council		
	Windermere Waterfront Programme steering group meetings		Windermere and Bowness Civic Society		
	Bowness Bay Landowners Group meetings				
	Working with infrastructure providers to address infrastructure issues				
	Involving local community in regeneration proposals where appropriate				

	LEP Business Plan			
	Risks			
	Economic conditions – impact on development sector.			
	Lending policies of financial institutions.			
	Lack of developer interest in sites.			
Committed sites not being developed.				
Contingencies				
Seek further discussions with developers and landowners to identify why development is not coming forward, and work with developers to help overcome site-specific obstacles.				
Work with infrastructure providers to agree infrastructure improvements where required.				

Section

4

Appendices

Appendix 1: List of superseded policies

Certain policies of the Lake District Local Plan 1998 and Cumbria and Lake District Joint Structure Plan 2006 were saved by the Direction of the Secretary of State on 28 September 2007 and they continue to be part of the development plan until the Authority indicates they are superseded by other policies in Development Plan Documents.

The table below sets out the policies of the Local Plan 1998 and Cumbria and Lake District Joint Structure Plan 2006 which have been superseded by the Allocations of Land (Local Plan Part Two).

No Policies of the Core Strategy (Local Plan Part One) are superseded by the policies of the Allocations of Land (Local Plan Part Two).

Table 10: List of policies which have been superseded by Allocations of Land (Local Plan Part Two)

Local Plan 1998 policy number	Policy title	Status of policy on adoption of Allocations of Land (Local Plan Part Two)
BE18	Protection of important amenity open spaces	Replaced by Core Strategy Policy CS21
E4	Land allocated for business (B1) and general industrial (B2) development	Replaced by Core Strategy Policy CS22 Replaced by Allocations of Land Policy AL1, AL2
S1	Loss of formal recreation sites	Replaced by Core Strategy Policy CS21
Cumbria and Lake District Joint Structure Plan	Policy title	Status of policy on adoption of Allocations of Land (Local Plan Part Two)
H21	Allocation of sites within the Lake District National Park for social housing	Replaced by Core Strategy Policy CS18 Replaced by Allocations of Land Policy AL1, AL2

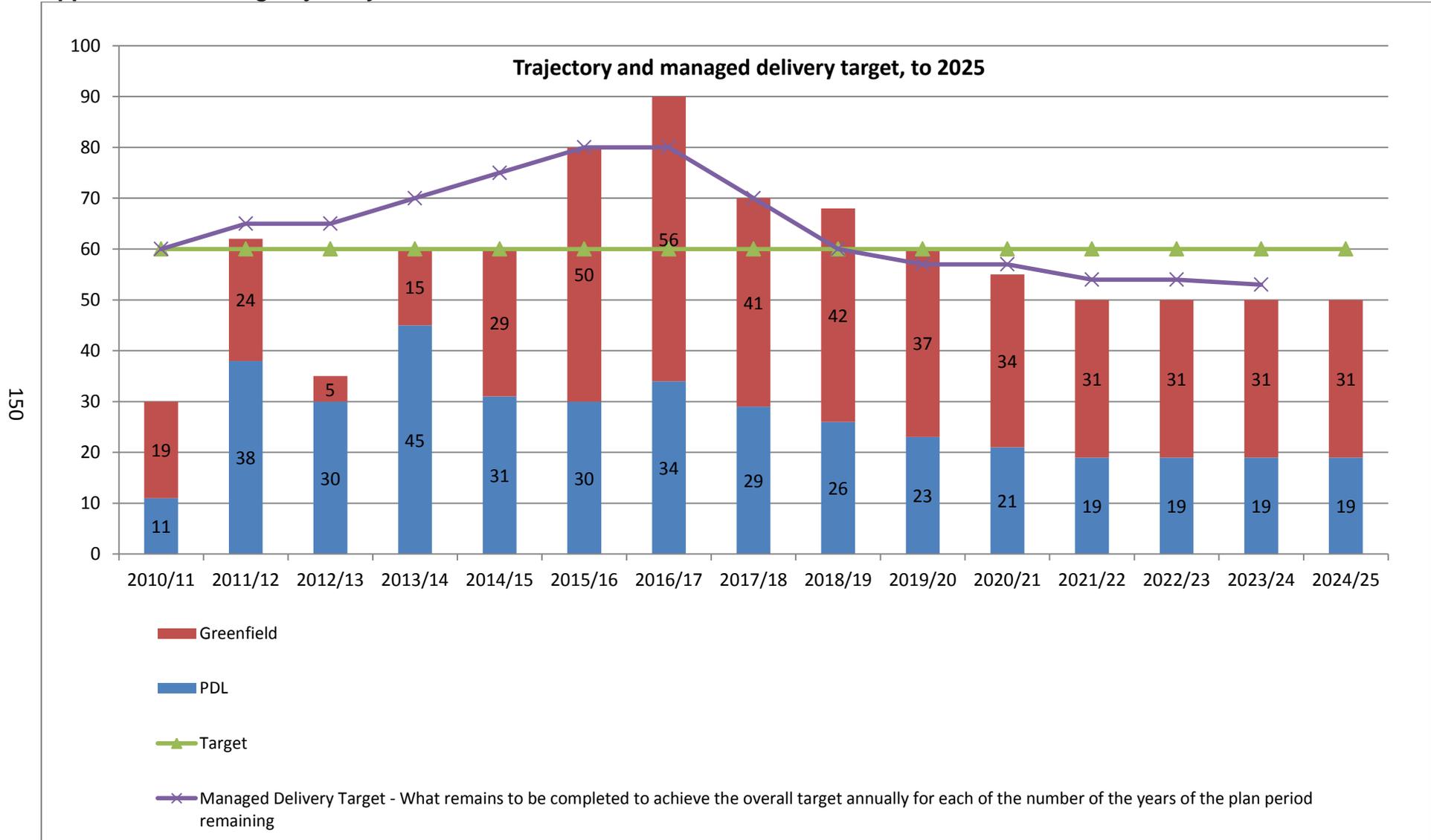
Table 11 outlines those policies of the Local Plan 1998 and Cumbria and Lake District Joint Structure Plan (2001 – 2016) which have not been superseded.

Table 11: List of policies which have not been superseded by the Allocations of Land (Local Plan Part Two)

Local Plan 1998 Policy No	Policy title	Status of Policy on adoption of Allocations of Land (Local Plan Part Two)
NE12	Protection of woodlands and trees	Saved
NE14	Protection of historic landscapes	Saved
NE15	Protection of ancient monuments and sites	Saved
NE16	Protection of archaeological sites	Saved
NE18	Protection of river corridors	Saved
BE1	Roof and wall materials	Saved
BE11	Conservation areas	Saved
BE12	Demolition in Conservation Areas	Saved
BE13	Alterations and extensions to listed buildings	Saved
BE14	Demolition of listed buildings	Saved
BE16	Re-use of listed buildings	Saved
T6	Hostels and outdoor centres	Saved
T9	Static caravan sites	Saved
T13	Individual holiday caravans	Saved
T16	Touring caravan sites	Saved
T17	Tented caravan sites	Saved
T18	Touring caravan/tented camping sites	Saved
H6	Occupancy of existing farmhouses	Saved
H7	Removal of agricultural/forestry conditions	Saved
H9	Replacement of substandard dwellings	Saved
H10	Mobile homes	Saved
C7	Requirements for all conversions	Saved
C8	Removal of permitted development rights	Saved
A1	Agricultural and forestry buildings	Saved
TR2	Design of road improvements	Saved
TR3	Roadside service facilities	Saved
TR5	Public transport facilities	Saved

TR6	Taxi bases	Saved
TR10	The loss of off-street vehicle parking	Saved
TR11	Permanent public parking	Saved
UT7	Telecommunications development	Saved
Cumbria and Lake District Joint Structure Plan		
	Policy title	Status of Policy on adoption of Allocations of Land (Local Plan Part Two)
EM13	Employment land provision	Saved
T30	Transport Assessments	Saved
T31	Travel Plans	Saved
T33	Telecommunications	Saved

Appendix 2: Housing trajectory



Please note: Years 2010/11 and 2011/12 are 'Actual dwellings completed (net)', the rest are 'Projected completions (net)'

Lake District National Park

With its world renowned landscape, the National Park is for everyone to enjoy, now and in the future.

It wants a prosperous economy, world class visitor experiences and vibrant communities, to sustain the spectacular landscape.

Everyone involved in running England's largest and much loved National Park is committed to:

- _ respecting the past
- _ caring for the present
- _ planning for the future

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Photographs by:
Keswick market, Michael Turner 2005
Sheep in pen, Michael Turner 2005
Walkers, LDNPA 2006
High brown fritillary, R Goodison 2004
Canoeing, LDNPA 2006
Grasmere, Si Homfray 2007
Rushbearing, Dave Willis 2010





Allocations of Land (Local Plan Part Two)

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