



Lake District Local Plan Review

Regulation 18 – Summary of Responses

June 2017

Table 1: Summary of initial consultation responses (regulation 18) on the key issues to be addressed as part of the Local Plan Review.

Theme	Issue
Economy	<ul style="list-style-type: none"> • There is less job diversification in National Parks in general and a lack of processing facilities within Cumbria. • Important for local residents to recognise the importance of visitors to retain the local service provision. • Allow local meat processing facilities to expand if there is a need • Encourage new businesses to start up • Workshops in villages, provide a framework that enables investment confidence • Brexit after 2020 – unknown consequences to the local economy. • There is a very real need to concentrate on encouraging further non-tourist related industries to develop in the Lake District and to put resources behind this, rather than into World Heritage Status Inscription. • Fibre to fibre connectivity will be required for creative type businesses yet this is not available in most areas of the National Park. • Employment sites around sustainable locations is key. The non-take up of employment land is critical to understand. A particular deficit of supply was seen as in Windermere.
Housing	<ul style="list-style-type: none"> • Policy CS18 is failing and the local occupancy restriction does not work • Localities do not work – need to redefine what constitutes ‘local’ and consider allowing people moving to the nearby expanding industrial areas to benefit from being able to purchase local-needs homes (particularly in Coniston given in proximity to GSK and BAE). • Permanent residents are a basic ingredient for rural vibrancy and there is a clear need to redress the balance between holiday lets and local housing • There needs to be more houses, a mix of tenures and affordable rental properties. • Increase housing numbers by facilitating the re-use of redundant agricultural buildings, conversion of traditional agricultural buildings, reinstatement of former dwellings and adaptation / extension of business properties. • Land allocations should reflect the housing needs of local communities not the needs of the distinctive areas. • Consider it would be worth reviewing and clarifying policy in relation to provision of holiday let accommodation. • Provision of extra care housing.

	<ul style="list-style-type: none"> • Concerns that only houses required by a Housing Needs Survey can be built and this is a short term projection which restricts building 'homes for life'. • Desire to allow people to return to Coniston who have previously lived here and maybe gone to school here and are trying to return but struggling due to house prices and locally occupancy clauses. • Problems with lenders having confidence to take on properties subject to local occupancy restriction. • Issues surrounding local occupancy restriction: <ul style="list-style-type: none"> - Properties take longer to sell - Do not get 100% return in value - The lenders provide hurdles and are reluctant to take on such properties - People are shying away from properties with a local occupancy restriction - Need to be more transparent and clear on what is meant by 'local affordable' and 'local occupancy'
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Natural Environment

	<ul style="list-style-type: none"> • How do big events fit into the spectacular landscape policy? Adventure racing events/triathlons etc. and music events? • Restoring protected areas and SSSIs to favourable condition must be prioritised within the Lake District National Park (LDNP), including restoration of priority habitats in each of the four distinctive areas. • Allow for an ecosystem services approach to development and a presumption against development that would require additional flood defences. • There needs to be a clear commitment from the LDNPA to follow guides in the NPPF as set out above and, in particular, a commitment to halt the overall decline in biodiversity. Policy CS25 therefore requires reviewing. • Restoration of habitats and species is central to achieving world class visitor experiences. • Habitats should be in favourable management status supporting a rich variety of native wildlife that forms part of what visitors come to see. • Policy CS11 does not adequately address the wildlife aspect of environmentally sustainable development. • The potential exploitation of natural resources would result in the displacement of habitats and species. Ecological designations should be considered first and foremost. • Specific areas should be made as 'dark sky areas' with the aim of getting it officially recognised. Possible sites in Coniston Parish are Hodge Close / Tilberthwaite / Tarn Hows. • Quiet areas should be designated and remain as quiet areas • Aim to apply for International Dark Skies Status, recognising the benefits this could have for local wildlife, carbon savings and light pollution. • Major deterioration to Scafell Pike due to high visitor numbers.
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Built Environment

- Historic buildings play an important role in attracting visitors to the Lake District but the appearance of advertisements is beginning to have a negative impact on the historic environment. Specific guidance should be produced to protect heritage assets and ensure the future attractiveness and prosperity of towns in the LDNP.
- Support should be given to barn conversions for residential or commercial use as these make a positive contribution to the historic environment but are beginning to fall into a state of disrepair.
- The character of settlements is changing as a result of light pollution. This is having urbanising effect on the area.
- Byres are stunning to look at but impractical, there is the danger of losing the 'heritage' but farming businesses need to survive
- Local Plan must include strategic policies to conserve and enhance the historic environment and detailed policies to inform decision making on individual applications.

Access & Travel

- Strategic thinking around hubs and access is required.
- Car parking provision is a major issue.
- High Dam fly car parking, damaging the verges. Issues with emergency vehicles not being able to get past parked cars during the Summer
- Option for transferable ticketing – better co-ordination between organisations
- Public transport – need good transport to retain people
- Gridlock through central lakes – requires better infrastructure
- Carpark charges are changing visitors habits, some no longer stopping for refreshments at 'farm teashops'
- Need cheaper carparks, integrated ticketing, Park and Ride schemes
- Need better signage/information boards
- 4x4 drivers – ignorance of the rules
- Parking provision is an issue around Lake Windermere – need for more long stay parking to enable people to leave their cars and travel by more sustainable modes such as sailing between destinations.
- Likely to be additional demand for coach parking at the Glebe due to increases in international visitors.
- Appropriate cycle routes should be encouraged with the aim of all cyclists using 'off road routes'.
- Develop a strategy to allow better access and movement of vehicles, and if LDNPA are insistent on increasing cycle traffic, there needs to be a realisation that these roads are not really compatible with high numbers of cyclists, coaches, cars and delivery trucks.
- Conflict of interest between lake users – Policy CS28 should be modified to make it a requirement to consider the effect on traffic

	<p>flows on the lake when considering appropriate planning applications and that there should be a requirement to consult on this issue.</p> <ul style="list-style-type: none"> • Aspiration to reduce private vehicle usage to and within park • Development of sustainable transport options to areas where car parks are under pressure such as Buttermere, Borrowdale, Hill Top, Ullswater (issue with coaches) and Wasdale • Sustainable travel options to specific National Trust accommodation/attractions, weekend bus direct to and from Chorlton has been investigated.
Health & Wellbeing	
	<ul style="list-style-type: none"> • GPs should have dispensaries attached • Community hall - hubs • Police – lack of service particularly in deep rural areas • Need to recognise the relevance of community safety as part of policy and encouraging new development to achieve Secured by Design certification. • Cumbria Constabulary should be consulted during the planning process on crime prevention issues to make sure local communities are not at greater risk of becoming blighted by crime or anti-social activity. • Prevent inappropriate development that results in the loss, or prejudices the use of playing fields. • Will the assessment of open space be updated as part of the review? Green spaces provision shown incorrectly in Bootle.
Design	
	<ul style="list-style-type: none"> • Feel that standard of design has slipped and choice of some materials are not standing the test of time. New Policies should encourage the highest standard of design. • Still lots to do on improving the quality of the public realm in most villages and towns (Glebe in particular). In some places interpretation and signage looks tired.
Tourism	
	<ul style="list-style-type: none"> • Availability of low cost housing is an issue for tourism industry. Whilst some younger people working in the tourism industry are happy in dormitory style accommodation, families and older people generally prefer to be in houses off site. • Likely to be decline in serviced accommodation at small end of market, and more pressure on big hotels to grow. Self-catering accommodation likely to continue to boom. • Expect staycation and international visits to increase with weaker pound. • Number of barriers to delivery of tourism projects but generally not the policies themselves. • Consider if planning policies could be more enabling. Planning process and procedures is more challenging but recognise this is not an issue unique to Lake District.

	<ul style="list-style-type: none"> • Implications of the WHS designation – has the potential to be seen as a barrier to development as objectors are likely to use it as a reason. • B&B stock – some falling out of the market. Some are not good quality need investment. B&B stock dwindling and there are lots on the market – might need to consider alternative uses. Pressure from cities where dozens of new hotels are built each year providing new good bed stock means LD B&B and guest houses cannot compete with. • It would be helpful to identify developable sites for tourism uses so investors know where they are. • Important for local residents to recognise the importance of visitors to retain the local service provision. • Need for a new waterfront programme (for Windermere) to be included in the local plan review as the strategic recognition is important to delivering schemes and securing public funding where necessary. • How does visitor demand (market demand) fit into the policy development – does it have a role? And how do these balance against landscape and historic environment considerations? • What issues and challenges can new visitor attractions address? • Should there be flexibility in the location of world class visitor experience development. • Tourists need to be combined with locals in harmony.
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Agriculture (including farm diversification)

	<ul style="list-style-type: none"> • Changes to consumer demands has the potential to impact on farming. • Implications of Brexit and future funding is not yet fully understood. • Succession farming. • Poor broadband and telecommunications compromises farmers' ability to diversify. • Thought needs to be given to how the price of the end product can be increased to lessen the need for farmers to rely on subsidies. • Farmers would love to stand on their own two feet without the need to consider diversification • There is a danger of making the Lake District a playground • Need to invest in farm businesses; they are an important part of the working landscape re: WHS • Farming is unpredictable and hard; diversification is predicable • Holiday accommodation as a diversification options has been fully exploited, what's the next game in town? • A positive framework is needed to support farming not just diversification • A one size fits all approach is not favourable – be adaptable
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Renewable Energy

	<ul style="list-style-type: none"> • Funding not as lucrative tariffs have decreased • Lakeland farms are small scale energy users
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	<ul style="list-style-type: none"> • It's an issue of supply and demand • Encourage increased energy efficiency targets • Be more proactive • Do not make its too burdensome • Do not stymie development • Ensure flexibility
Flooding	
	<ul style="list-style-type: none"> • Require new policy on river restoration and natural flood management • Development should not increase flood risk elsewhere by altering the natural planform of rivers • After Storm Desmond, farmers just wanted to reconnect with the outside world. • Experienced too much bureaucracy. • Should consider an ecosystem services approach to development and presumption against development that would require additional flood defences. • Need to recognise the risk of applying the Exception Test, especially given evidence of new developments in Cumbria being affected by recent floods. • Require a stronger commitment to incorporate SuDS, including more detailed guidance of what they expect from developers in terms of performance and additional benefits to biodiversity, landscape or resource protection that they will look for. • Concerns the problems experienced at Glenridding during Storm Desmond could happen in Coniston. It would be helpful if grants were available to assist people in flood proofing businesses / homes before floods occur, especially for those buildings that are in an at risk zone.
Infrastructure	
	<ul style="list-style-type: none"> • Poor broadband and telecommunications – no requirement at present to provide fibre to door connections. • Future development should be located across settlements (rather than focusing on one settlement) to avoid problems regarding infrastructure capacity. • Nuclear New Build – have benefits and enhancements for the LD been identified and discussed in advance of the anticipated application for consent – planning gain for access and infrastructure? • Digital infrastructure – still poor connection in some areas, affects social interaction, rural businesses, rural inequality, centres of population covered hinterland not although still in same parish. • Roads not wide enough for coaches to pass • With specific regard to Windermere: <ul style="list-style-type: none"> - There is no public sewer and this is a major issue along the A591 between Windermere and Waterhead.

	<ul style="list-style-type: none"> - There are issues connecting to fibre broadband on the west side of the lake. - Greater variations of lake levels causing issues with sailing and building on the shores due to risk of flooding. - Operating challenges with the car ferry • CCC likely to seek contributions for highways and transport interventions, education provision, surface water management and flood alleviation schemes, and extra care housing. • More funding is required to improve (and widen) the existing highways network. • Piecemeal development leads to a position where infrastructure cannot cope (such as surface water drainage, sewerage, car and coach parking, education, recreation and sport).
Minerals	
	<ul style="list-style-type: none"> • Competition with alternative high skill labour opportunities on the west coast such as BAE and Sellafield. • Problems creating and maintaining a sustainable business model where everything is delicately balanced • Having confidence in the policy framework to enable Burlington to invest in the business. The main site at Kirkby Moor is looking to physically extend the site, but into a SSSI. • The local plan needs to consider alternative after use of quarries once the site is worked out, not just restoration. • Consideration should be given to training and apprenticeships opportunities to capture the knowledge held by the older quarrymen. • There is an opportunity for tourism interpretation • Develop a quarry management plan – a framework to support policy. • Potential for a localised mobile crushing plant • Opportunity to redevelop Kendal Fell Quarry for leisure and recreation uses. • The potential exploitation of natural resources would result in the displacement of habitats and species. Ecological designations should be considered first and foremost. Policy CS29 should be reworded so it does not imply guaranteed permission for extension/re-opening of old sites. • Need to make a clear commitment to prevent the extraction of non-renewables, particularly peat. • CCC supports removal of reference that Kendal Fell Quarry will be used as a waste management facility.
Miscellaneous	
	<ul style="list-style-type: none"> • Require clarity / policy support on temporary structures such as marquees for weddings/festivals. • Site allocations for development should not be next to WWTW due to issues such as light pollution, noise, smell etc • Rural crime is increasing, particularly sheep rustling and dog attacks

