

# Allithwaite and Cartmel Neighbourhood Development Plan 2022 - 2032



**Made Version April  
2024**

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## 1. Introduction

- 1.1 The Allithwaite and Cartmel Neighbourhood Development Plan was formally 'made' following Westmorland and Furness Cabinet approval on the 30 April 2024, following a positive referendum result on the 29 February 2024. It has full weight when assessing planning applications that affect land and buildings covered by the plan, and will be used to help decide planning applications in the area. It has equivalent weight in decision making to the Local Plan as part of the Development Plan.
- 1.2 The Parish was previously known as '*Lower Allithwaite Parish Council*' however, the parish council at their April 2019 meeting requested South Lakeland District Council (SLDC) (who were conducting a Community Governance Review (CGR) of the whole District) change the name to '*Allithwaite and Cartmel Parish Council*', to reflect the difference in the two villages and this has been reflected within the Neighbourhood Plan.
- 1.3 The Parish Council decided to prepare a Neighbourhood Development Plan for the Parish in October 2014 and applied to South Lakeland District Council for designation as a neighbourhood area on 15th October 2014. The application for designation was approved by the District Council on 5th February 2015. The designated Neighbourhood Area is the same as the Parish Council Boundary and is shown on Map 1 overleaf. This includes the villages of Allithwaite and Cartmel and the outlying rural areas.
- 1.4 The Allithwaite and Cartmel Neighbourhood Development Plan is for the period 2022 to 2032.

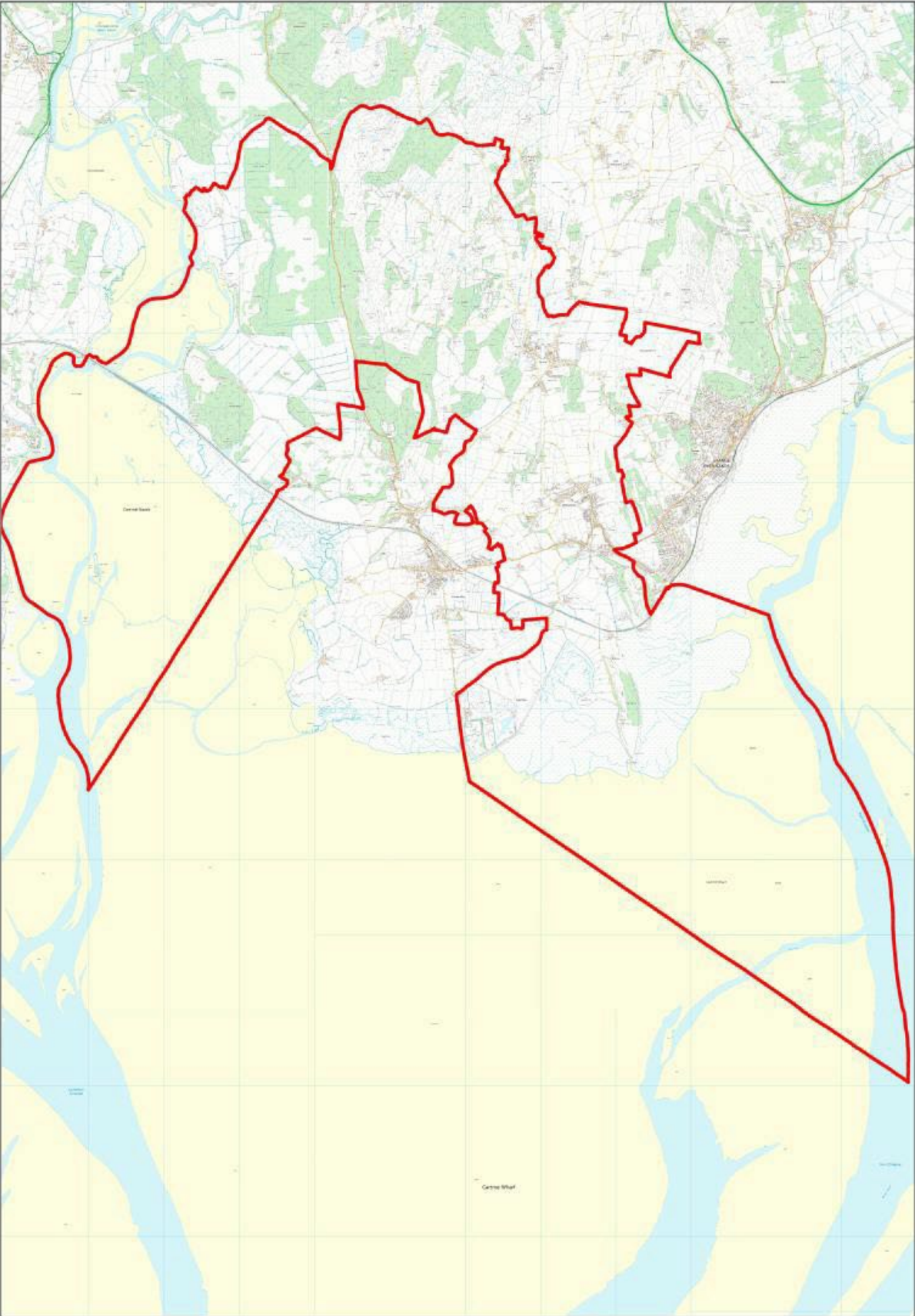
### Background

- 1.5 The Allithwaite and Cartmel NDP has been prepared taking into consideration extensive community engagement and involvement through the Allithwaite and Cartmel Community Plan (June 2013) and the Cartmel Township Initiative, the Allithwaite Community Orchard consultation and the Allithwaite Paths 4 Communities Bid consultation.
- 1.6 A steering group comprising Parish Councillors and local residents has been established to progress work on the plan, members:

Chair - Cllr Mike Lamb  
Cllr Barry Dean  
Cllr Steve Sim  
Cllr Caroline Johnson

Mrs Wendy Graham  
Mrs Lynne Witton  
Mr Ian Holcroft  
Mr Colin Burke

**Map 1 - Allithwaite and Cartmel Neighbourhood Plan Boundary**



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- 1.7 Consultations took place in the Community centre in Allithwaite in July 2016, the results of which are contained in the Consultation Statement.



- 1.8 Further consultations took place in September 2019, around the draft document, policies, and allocations. These were in the form of two drop-in sessions, one in Cartmel and one in Allithwaite. Questionnaires were available for residents to complete and post it notes were also available for comments.
- 1.9 Over 100 people attended the drop-in events, and the residents were in support of the neighbourhood plan. The analysis of the questionnaire and details of the post it notes comments are included in the Consultation Statement.
- 1.10 The Regulation 14 consultation was carried out between 6<sup>th</sup> September 2021 and the 29<sup>th</sup> October 2021. The responses to the consultation and the comments from the Parish Council and subsequent amendments made to the Allithwaite and Cartmel NDP are contained in a table in the Consultation Statement and this document has been revised accordingly.

### **Planning Policy Context**

- 1.11 The Allithwaite and Cartmel Neighbourhood Development Plan must take account of national planning policy. This is contained in the revised National Planning Policy Framework (NPPF) revised in July 2021 and the online National Planning Policy Guidance (NPPG). The plan was prepared in accordance with the NPPF and NPPG at the time it was submitted (November 2022).
- 1.12 This means the Neighbourhood Development Plan must “plan positively to promote local development” and must “support the strategic development needs” set out in the current Local Plan this being the South Lakeland Local Plan Development Plan Documents. Therefore, the Allithwaite and Cartmel Neighbourhood Development Plan has been prepared to be in “general conformity” with the South Lakeland Local Plan existing planning policies contained in the following documents:
- South Lakeland Core Strategy adopted 2010.
  - South Lakeland Land Allocations DPD adopted December 2013.
  - South Lakeland Development Management DPD adopted March 2019.

- 1.13 On the 1 April 2023 Westmorland and Furness Council was established as a unitary authority, combining the former Local Authorities of Barrow-in-Furness Borough Council, Eden District Council and South Lakeland District Council and the functions of Cumbria County Council (for part of the geographical area of the former County Council now within the Westmorland and Furness Council area). The Neighbourhood Plan includes reference to policies, plans, and targets adopted and set by SLDC, at the time of submission of the Plan pre 1 April 2023. It also includes data relating to SLDC.
- 1.14 Where South Lakeland Local plan policies are referenced, these may be superseded during the lifetime of the NDP by newly adopted policies. A full list of current relevant policies is included at Appendix 1.

### **Climate Emergency and Carbon Neutrality**

- 1.15 In 2019 South Lakeland District Council declared a climate emergency, in response to mounting concern at the impacts of climate change from global warming from carbon dioxide emissions. The Council, with other Cumbrian and National Park authorities also adopted the Cumbria Joint Public Health Strategy, which includes a key aim of becoming a "carbon neutral" county and of mitigating the likely impact of climate change. South Lakeland District Council (SLDC) aims to become a carbon neutral Council by 2030 and a carbon neutral district by 2037.
- 1.16 During the preparation of the Allithwaite and Cartmel Neighbourhood Development Plan South Lakeland District Council in July 2020 adopted a Climate Change Action. 'Carbon neutrality' means balancing a measured amount of carbon released with an equivalent amount absorbed, removed, or offset. This would achieve net zero carbon emissions.
- 1.17 Westmorland and Furness Council as a new unitary authority want to be at the forefront of tackling the climate emergency. It will provide leadership working to ensure the council is carbon net zero as soon as possible, and the area it serves by 2037.
- 1.18 Westmorland and Furness Council and Allithwaite and Cartmel Parish Council believe that becoming net zero will improve the quality of life for residents in Westmorland and Furness and help to build new green, clean growth opportunities for our economy.
- 1.19 As with the Local Plan, the Neighbourhood Development Plan plays a key role in mitigating and adapting to the climate emergency. It is also a legal requirement to make sure that development and use of land contributes to the mitigation of and adaptation to climate change.
- 1.20 This Neighbourhood Development Plan has the mitigation of and adaptation to the climate emergency at its heart, forming a key overarching theme for the whole document.

## Vision for Allithwaite and Cartmel

- 121 The Neighbourhood Development Plan sets a vision for the area that reflects the thoughts of the local communities through the consultation responses and the preparation of the Allithwaite and Cartmel Neighbourhood Development Plan. This vision is as follows:

### **Vision for Allithwaite and Cartmel**

**By 2032 Allithwaite and Cartmel will include two very different villages and a number of small rural settlements scattered throughout the countryside. The quality of the landscape has been protected from intrusive developments.**

**In Allithwaite the village will be enhanced by a number of developments which are well integrated, linked directly to the village with pedestrian circulation having been significantly enhanced.**

**Traffic management has resulted in a quieter, safer village.**

**In Cartmel, the heritage aspects of the village have been enhanced, protected, and reflected in the wider village area. Traffic and parking management schemes have improved access to the many businesses; and residents and visitors benefit from improved circulation.**

## Neighbourhood Development Plan Objectives

- 122 The following objectives were taken from the Allithwaite, and Cartmel Community Plan adopted in 2013. The Community Plan was produced from the results of an extensive questionnaire which was completed by residents of the parish. Following the consultation events, the objectives have been updated to reflect the community wishes.
- 123 For the vision of the Neighbourhood Development Plan to be realised, planning decisions need to reflect its objectives. The following objectives and links to policies will ensure that the objectives are achieved.

<b>Objective</b>	<b>Description</b>	<b>Policy link</b>
<b>1</b>	To protect the built environment both in the villages and in the wider countryside and raise awareness of Cartmel's Conservation Area.	AC1 AC2



<b>Objective</b>	<b>Description</b>	<b>Policy link</b>
<b>2</b>	To protect locally significant green spaces and views both within the villages and in the surrounding countryside from inappropriate development.	AC3 AC4 AC6
<b>3</b>	To protect and enhance the locally, nationally, and internationally recognised natural environments	AC5
<b>4</b>	To ensure housing stock meets local affordable needs and enables people of all ages to continue to resident within the local area.	Parish Aspiration 1
<b>5</b>	To ensure new housing developments are of a scale, design and density that reflects the character of the surrounding area	Parish Aspiration 2
<b>6</b>	To ensure the proportion of permanent dwellings to second and holiday homes remains at a level that supports a sustainable local community.	AC7
<b>7</b>	To protect and enhance existing levels of access to the local countryside	Parish Aspiration 3
<b>8</b>	To promote safer use of the wider road network, to ensure safer pedestrian and cycle access within the Parish, improve and enhance the cycle network, and improve disabled access to the footpath network.	Parish Aspiration 4
<b>9</b>	To ensure caravan and chalet parks are well contained in the landscape and remain proportional to the size of the residential villages and hamlets	Parish Aspiration 5
<b>10</b>	To ensure a range of local businesses thrive and are well supported by broad band connections	Parish Aspiration 6
<b>11</b>	To ensure the tourist economy grows in a way which supports and enhances the environment and does not adversely impact on traffic and parking issues.	Parish Aspiration 7

## Allithwaite and Cartmel Parish

- 124 Allithwaite and Cartmel is a Civil Parish in the Westmorland and Furness District of the county of Cumbria. The parish was previously called Lower Allithwaite Parish.
- 125 It is bounded to the north by the Lake District National Park and the Morecambe Bay RAMSAR area to the South.
- 126 It includes two villages and a number of small hamlets and scattered farmsteads. There are also a number of caravan and chalet parks which, in addition to the growing number of second homes and holiday lets, significantly increase the population of the area for virtually the whole year.
- 127 In Allithwaite, archaeological evidence shows that the area has been settled since the Bronze age, but the village has only developed since the mid C19 when the then owners of Boarbank Hall built the Church and school and provided a focus for the existing scattered farmsteads.
- 128 The village is sited on higher ground with magnificent views in all directions. To the south and west is the coastal plain and Humphrey Head which is a SSSI limestone Ridge stretching out towards the important RAMSAR site of Morecambe Bay. To the north views are towards the Lake District Fells. The village is sheltered from the east by the limestone ridge of Wartbarrow also a SSSI.
- 129 Allithwaite has a limited range of community facilities including a primary school with nursery, children's playground, community orchard and meadow, allotments, a community centre and playing field, church, charity shop and pub.
- 130 One of the main problems in Allithwaite is that it is divided by the B5277 road and there are many gaps in the footpath network which deter people from walking confidently around the village.
- 131 Cartmel nestles in the valley of the river Eea where the village has grown around the medieval grade 1 listed Priory church. The low-lying pastureland which surrounds the Priory church is an important feature; as are the low round drumlin type hills to the south of the village at Headless Cross. A large part of the village lies within flood zones 2 and 3 and this does restrict areas suitable for any future growth. The conservation area includes the older part of the village and a few very ordinary newer developments have created the impression of a village of two halves.
- 132 The village has three places of worship with Methodist and Quaker chapels in addition to the Church of England Priory church. The latter is, itself, an important visitor destination. There is a Primary school, Montessori Nursery, and secondary school as well as doctor's surgery and village hall and allotments. A large range of shops, pubs, cafes, and restaurants, one of which is Michelin 2 star, all support local and visitor needs and add to its attraction as a visitor destination.

1.33 Cartmel village is a conservation area. The [Cartmel Conservation Area Appraisal](#) is a good source of background and includes a detailed history of the village and a description of its historic and architectural character as follows:

*“History & Character. Although the centre of Cartmel, known as ‘church town’, is clustered around the medieval priory church and overlies part of the monastic precinct, the village is mainly a post-medieval settlement that developed after the Dissolution in 1536. The village buildings vary in date from the 17<sup>th</sup> century to the early 21<sup>st</sup> century, with a high proportion of attractive 18<sup>th</sup> and early 19<sup>th</sup> century houses and side streets such as Cavendish Street and Park View. The old town is separated from ‘new town’ by fields and a stream; and other buildings such as inns and shops, fronting the two squares houses along Barn Garth, Priest Lane, part of The Causeway and the west side of Aynsome Road include 18<sup>th</sup> and 19<sup>th</sup> century houses, with 20<sup>th</sup> century and more recent houses to the east of Aynsome Road, along Haggs Lane and to the south of the village around Headless Cross.*

*Settlement pattern. Cartmel has a high-density nucleus in the ‘church town’, with two or three-storey houses and cottages lining the two squares and side streets. In the ‘new town’ the development pattern is less dense, with more dwellings set behind front gardens with boundary walls.*

*Buildings are mostly built-in terraces or attached groups, parallel to and fronting the back of the footway, which creates a distinctive, tightly framed village streetscene, important to the character of the settlement. Towards the edges of the village, the settlement pattern becomes less dense; in ‘new town’ to the east and between Park View and Aynsome Road on the north side of the village there are some large historic houses in spacious ground. East of Aynsome Road and around Haggs lane there are groups of 20<sup>th</sup> century detached or semi-detached houses; there are a few examples of recent infill within the core of the village, but these are rare. Town End is a triangular green space faced by groups of cottages, at the junction with Haggs Lane and to its south is the secondary school, outside the conservation area.*

*Historic buildings in Cartmel. Historic houses and cottages in Cartmel [and the parish] are mainly built of limestone rubblestone, traditionally covered in a lime-based roughcast render. Brick is not a local building material. Roofs are laid with local slate with stone ridges; the roof pitch varies with the age of the building and earlier buildings tend to have steeper roofs. Chimneys are important features on roofs; cylindrical chimney stacks occur on some local older houses. Houses tend to be two or three storeys high, and built-in terraced groups or detached, depending on historic social status and function. Traditional doors and windows are set in deep reveals; stone mullioned windows and casements are typical of 17<sup>th</sup> century properties and timber sash windows, sometimes set within raised architraves, are usual on houses and cottages built from the late 18<sup>th</sup> century onwards.*

*'Cumbrian Georgian vernacular' is a phrase that applies to many of the late 18<sup>th</sup> and early 19<sup>th</sup> century houses in Cartmel; these follow a pattern seen throughout Cumbria where roughcast render and slate roofs are used alongside a regular pattern of sash windows and doors.*

*Community buildings. Churches, schools, and other buildings were built to serve the village from the mid-19<sup>th</sup> century onwards. These were usually architect-designed and not vernacular buildings; these were designed following national trends in architecture and were usually not finished in traditional render but faced in stone, partly to reflect their social status. The primary school in Cartmel is a good example of this type of building, designed by Paley and Austin, the Lancaster architects that also designed the school and church in Allithwaite. Other community buildings include the 1930s village hall, the Methodist church of 1871 and the Friends' meeting house of 1859 designed by Alfred Waterhouse (listed Grade II). The principal religious and community building in Cartmel is the Grade I listed priory church, which is now an important tourist destination.*

*Farmsteads and farm buildings. Historic farmsteads were either located in village centres or dispersed in the rural area of the parish. Several former farmhouses and farm buildings directly front roads or streets in Cartmel, as Wells House Farm. Farmsteads in Cartmel and the wider the parish have distinctive local characteristics; stone barns and outbuildings are generally built of rubblestone, without a render finish, in contrast to the farmhouses that were traditionally rendered. Farmsteads are often built in a linear form with house and barn aligned but other farm plans are also found in the area, to suit the topography. Local slate roofs and barns with large timber doorways, but few other openings, are typical of traditional farm buildings in the parish. A farmstead characterisation study has not been completed for Cumbria, but Historic England provides general guidance on the character of farmsteads and main farm building types in the Northwest<sup>1</sup>*

*Protected heritage. Three areas of open ground on the north edge of Cartmel are scheduled monuments, protecting part of the monastic precinct, and the priory gateway is also scheduled.<sup>2</sup> Although not scheduled, there is also likely to be below-ground archaeology in other parts of the village. There is a high proportion of listed buildings in the west part of Cartmel, with fewer to the east but some of these buildings have been identified as candidates for a Local List. All the listed buildings in the conservation area are briefly described in the conservation area appraisal, except for the Friends' meeting house, which was listed in 2019. The conservation area includes open space and fields around the village, including the scheduled areas of the priory, the cemetery, and the racecourse; the racecourse was established from at least 1856 and is part of Holker Estate; these open spaces and watercourses are as important to the character of Cartmel as the buildings and built structures such as bridges and walls."*

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<sup>1</sup> <https://historicengland.org.uk/images-books/publications/historic-farmsteads-preliminary-character-statement-north-west/>

<sup>2</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1020454>

- 1.34 The racecourse – once used 5 times a year for popular horse races is now developing into a venue regularly used throughout the summer for a number of large events. It also provides the home for the football club, cricket club and scouts.
- 1.35 Managing the increased pressures caused by traffic attending events at this destination has been the focus of a recent village project – “The Cartmel Township Initiative.” The document was the result of extensive consultation and includes an action plan to address issues in the village.

<b>Usual Resident Population</b>	<b>Parish</b>	<b>SLDC</b>	<b>North West</b>
All Usual Residents	1831	103658	7052177
Males	869	50522	3464685
Percentage	47.50	48.7	49.1
Females	962	53136	3587492
Percentage	52.5	51.3	50.9
Lives in a Household	1769	100514	6927820
Percentage	96.6	97	98.2
Lives in a Communal Establishment	62	3144	124357
Percentage	3.4	3	1.8
Schoolchild or Full-Time Student at their Non Term-Time Address	41	1791	76565
Percentage	2.24%	1.73%	1.09%

**Table 1: Resident Population – Allithwaite and Cartmel (Census 2011)**

- 1.36 The Census Statistics for Allithwaite and Cartmel indicate that the Parish had a resident population of 1,783 in 2003 and 1,811 in 2011. There are higher proportion older residents than South Lakeland, and England 31.5% of the Allithwaite and Cartmel population were aged 65+ years and older compared to 24.2% in South Lakeland and 16.3% in England.

<b>Age Structure</b>	<b>Parish</b>	<b>SLDC</b>
All Usual Residents	1831	103658
Age 0 to 4	3%	4.3%
Age 5 to 7	2.9%	2.7%
Age 8 to 9	1.6%	1.8%
Age 10 to 14	3.8%	5.2%
Age 15	0.9%	1.2%
Age 16 to 17	2.4%	2.5%
Age 18 to 19	2%	1.9%
Age 20 to 24	3.2%	4.1%
Age 25 to 29	2.5%	4.4%

Age Structure	Parish	SLDC
Age 30 to 44	13.8%	17.1%
Age 45 to 59	23%	21.9%
Age 60 to 64	9.4%	8.5%
Age 65 to 74	16.2%	12.7%
Age 75 to 84	10.4%	8.1%
Age 85 to 89	3.3%	2.2%
Age 90 and over	1.6%	1.2%

**Table 2: Age Structure – Allithwaite and Cartmel (Census 2011)**

- 1.37 However slightly fewer of the 16–74-year-olds are economically active 66.9% compared to 70.4% for South Lakeland though a higher number are self-employed 26.2% compared to 20.8% in the district and 14% nationally.
- 1.38 Allithwaite and Cartmel has a relatively high proportion of detached houses (45.5% of dwellings compared to South Lakeland, 30.8%) and a low proportion of flats (6.0% of dwellings compared to South Lakeland 15.6%). 83.2% of households in Allithwaite and Cartmel are owner occupied, compared to 73% in South Lakeland, with 5.7% of households being social rented accommodation compared to 10.7% in South Lakeland.

Type of dwelling	Parish	SLDC
All Household Spaces	981	53466
Whole House or Bungalow; Detached	446	16460
Percentage	45.5%	30.8%
Whole House or Bungalow; Semi-Detached	271	15191
Percentage	27.6%	28.4%
Whole House or Bungalow, Terraced (Including End-Terrace)	187	13263
Percentage	19.1%	24.8%
Flat, Maisonette or Apartment; Purpose- Built Block of Flats or Tenement	16	5025
Percentage	1.6%	9.4%
Flat, Maisonette or Apartment; Part of a Converted or Shared House (Including Bed-Sits)	32	2410
Percentage	3.3%	4.5%
Flat, Maisonette or Apartment; In Commercial Building	11	902
Percentage	1.1%	1.7%
Caravan or Other Mobile or Temporary Structure	18	215
Percentage	1.8%	0.4%

**Table 3: Housing Data – Allithwaite and Cartmel (Census 2011)**

- 1.39 In terms of transport and accessibility, households are very reliant on private cars with 90.9% of households having 1 car or more compared to 84.7% across South Lakeland.
- 1.40 The villages are served by the Furness railway with stations at Cark and Kents Bank being within 2-3 mile of each village. The bus service is more intermittent and does not facilitate most journeys to work.

### **Strategic Environmental Assessment (SEA) / Habitats Regulations Assessment (HRA)**

- 1.41 A Final Strategic Environmental Assessment (SEA) Initial Screening Report and a Habitats Regulations Assessment has been undertaken by South Lakeland District Council in September 2022, following the amendments made to the Allithwaite and Cartmel Neighbourhood Development Plan for submission.

- 1.42 The SEA screening concluded at Paragraph 2.1.6 as follows:

*Based on the objectives and policies of the Plan as proposed South Lakeland District Council concludes the possibility of significant environmental effects can be ruled out and so it will not be necessary to subject the Plan to SEA.*

- 1.43 The HRA concluded at Paragraph 3.14 as follows:

*Based on the objectives and policies of Allithwaite and Cartmel Neighbourhood Plan as proposed, South Lakeland District Council concludes that the possibility of significant effects on protected sites can be ruled out and therefore, it will not be necessary to subject the Plan to HRA.*

- 1.44 The conclusion remains the same as previous SEA/HRA screening assessments as follows:

*Based on the assessments undertaken in the preceding sections, it is concluded that SEA and HRA are not required for the Allithwaite and Cartmel Neighbourhood Plan, as the possibility of significant effects can be ruled out.*

## 2 Policies

- 2.0.1 This section sets out the planning policies to guide development in Allithwaite and Cartmel neighbourhood area up to 2025.
- 2.0.2 The policies are defined below each objective. Whilst the policies are divided between the objectives the plan should be read as a whole and should be read in conjunction with the relevant policies of the South Lakeland Local Plan

### 2.1 Built Environment and Heritage Assets

**Objective 1 - To protect the built environment both in the villages and in the wider countryside and raise awareness of Cartmel's Conservation Area.**

#### ***General Design Principles***

- 2.1.1 A questionnaire was conducted in 2012, and the results fed into the production of a Community Plan for the Parish in 2013. The frequently voiced message was one that in the future that the area and the villages would stay the same. On the whole respondents appreciated how their village looked, and the surrounding countryside was as much if not more important.
- 2.1.2 Further consultation in September 2019 re-affirmed the views that the design of new development is important.
- 2.1.3 The following policies seek to ensure that all development within the Parish is of an appropriate design and nature that allows the parish to grow in a way that retains the existing character.
- 2.1.4 The revised NPPF (2021) states at paragraph 128 that:
- 128. To provide maximum clarity about design expectations at an early stage, all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences. Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high-quality standard of design. Their geographic coverage, level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place and should allow a suitable degree of variety.*
- 2.1.5 Paragraph 129 goes on to state [inter alia]:
- 129. Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents.*



2.1.6 A Design Code for the Allithwaite and Cartmel Parish has been produced by Aecom as appointed by Locality. This was produced as part of the preparation of the Allithwaite and Cartmel NDP to support the design policies contained within it. Following comments by SLDC, the Design Code has been amended by the Parish Council to reflect the concerns raised.

2.1.7 In November 2017 the Cumbria County Council adopted its updated Cumbria Development Design Guide in November 2017 and which has been subject to a further update which was adopted in January 2023. The updates ensured that the Guide is in line with national guidance. It can be accessed by the following link:

<https://cumbria.gov.uk/eLibrary/Content/Internet/544/3887/43115144751.PDF>

2.1.8 It is expected that new development will be in accordance with the Design Principles included in the Design Code and the Cumbria Development Design Guide. This will be addressed within a Design and Access Statement submitted with a planning application.

2.1.9 The Cumbria Development Design Guide may be subject to change from time to time or may be replaced during the lifetime of the NDP and any development will be expected to take account of the latest version of the Cumbria Development Design Guide or successor guidance.

2.1.10 In order to address Climate change, surface water drainage is critical. In line with paragraph 80 of the National Planning Practice Guidance on Flood risk and coastal change, surface water should be discharged in the following order of priority:

- *An adequate soakaway or some other form of infiltration system.*
- *An attenuated discharge to surface water body.*
- *An attenuated discharge to public surface water sewer, highway drain or another drainage system.*
- *An attenuated discharge to public combined sewer.*

*Applicants wishing to discharge to public sewer will need to submit clear evidence demonstrating why alternative options are not available as part of the determination of their application.*

2.1.11 Where SUDS (Sustainable Urban Drainage Systems) are being designed, they should be integrated with greenspace and green links (green infrastructure). Thought should be given this and the opportunity that such an approach can play in meeting the '10% net gain in biodiversity' for new developments which is expected to be introduced when the Environment Bill is enacted.

## **Policy AC1 – Design Principles**

All new development proposals will be expected to respond positively to the key characteristics of the parish and local design features of the villages as defined in the Allithwaite and Cartmel Design Code. Development should not result in significant harm to the character of the area in which it is located.

Development proposals will be expected to satisfy the following criteria, in so far as they are relevant and applicable to the proposal. A proposal should show that it:

- A. Has taken account of the Allithwaite and Cartmel Parish Design Code (to be demonstrated in a Design and Access Statement);
- B. Promotes high quality residential design that respects local townscape and landscape character and is inspired by local vernacular building styles, building forms, layouts, and materials (see Allithwaite and Cartmel Design Code);
- C. Makes a positive contribution to local identity, and sense of place;
- D. Is suitable in terms of the overall design and appearance of the proposed development (including materials, size, scale, density, relationship to the public realm, layout, access) when assessed in relationship with the best features of the context within which the development is located;
- E.
  1. Demonstrates that no significant harm would be caused to the amenities of adjoining occupiers by reason of loss of sunlight or daylight, overlooking and loss of privacy, visual dominance, noise, air quality or pollution;
  2. Would result in the loss of an area or view which makes a contribution to public amenity by virtue of its open space character, appearance, and function;
- F. Includes measures that seek to improve pedestrian facilities and linkages in the Parish and between villages to encourage walking and cycling;
- G. Orientates and sites buildings to maximise energy efficiency and consider opportunities from trees, landform, and any on site infrastructure to provide shelter from prevailing winds and shade; and take opportunities for energy supply from on-site, decentralized renewable or low carbon energy systems;
- H. Incorporates SUDS which avoids all non- permeable surfaces or delivers a water management system which minimises surface water run-off and ensures that all surface water is addressed within the site boundary. Every option should be investigated before discharging surface water into a public sewerage network, in line with the surface water hierarchy in paragraph 2.1.10 above. All SUDs will be designed to accommodate the future impact of climate change.

## Cartmel Conservation Area

- 2.1.12 The Cartmel Conservation area is an asset to the Parish. The conservation area includes not only the two separate built-up areas that form the settlement but also the immediate landscape setting around the village to the north, south, and west, as well as a narrow corridor of meadow land which separates the two discrete built-up areas.
- 2.1.13 Conservation Areas are “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance” (Planning (Listed Buildings & Conservation Areas) Act, 1990).
- 2.1.14 Local authorities are advised to review their Conservation Areas from time to time and to ensure that they have up to date character appraisals, which set out their special interest and provide the basis for development control and enhancement proposals. In addition, English Heritage advises that:
- ‘It is essential for local authorities to regularly re-evaluate and confirm the importance of the conservation areas in their districts, to be clear about the special interest which it is sought to preserve or enhance in those areas, and to adopt a firm framework for their management in order to achieve this.’* (Conservation Area Practice, English Heritage, 1995, p 4.1).
- 2.1.15 The Cartmel Conservation Area was designated in 1969 by the Lancashire County Council, with the agreement of North Lonsdale Rural District Council. A character appraisal was prepared by South Lakeland District Council and published in March 2009.
- 2.1.16 The character appraisal seeks to establish and evaluate the spatial characteristics and particular townscape and architectural qualities of the area. It is organised around these three particular themes:
- Spatial Structure (describing the urban framework: which includes plot sizes and building density, the hierarchy of routes and the incidence and typology of public and private spaces, etc);
  - A Summary of Townscape Character (which includes a definition of key landmarks, the identification of significant views and vistas, types of approaches, gateways, sense of enclosure, key open spaces, and the impact of natural elements such as trees and any wider woodland planting, etc); and
  - A Definition of Architectural Quality (which examines and evaluates the contribution made by listed buildings, key unlisted buildings, building forms and uses, building materials and decoration, and so on).
- 2.1.17 A Conservation Area Management Plan (CAMP) for Cartmel was adopted in March 2023 as a Supplementary Planning Document (SPD).

- 2.1.18 In 2013 South Lakeland District Council (SLDC) adopted the Land Allocations Development Plan Document (DPD - [https://www.southlakeland.gov.uk/media/6179/01-local-plan\\_land-allocationsadopted-dec-2013.pdf](https://www.southlakeland.gov.uk/media/6179/01-local-plan_land-allocationsadopted-dec-2013.pdf)). This identifies employment and housing site allocations as well as environmental and other designations. It forms part of the Local Plan. Two areas of land were allocated and shown on the plan in the DPD: The Stables, Cartmel Racecourse located off Park View, and Land at Hags Lane, located to the south of the road.
- 2.1.19 The Stables is located within the Conservation Area and therefore, special consideration would need to be given to any redevelopment of the racecourse stables, to take account of the character of the conservation area. Related to this, a site for new stables would need to be identified and the impact of such development on the conservation area also carefully considered. The existing stable site is bounded by a stone wall, with trees along the boundary, features which should be retained. The current stable buildings sit low within the site, and this adds to the feeling of openness as one leaves the village, with the racecourse to the west.
- 2.1.20 The Hags Lane site is just outside the Conservation Area and has outline approval but since then the Friends' meeting house has been listed; it is essential that the impact of new housing on the setting of the listed building and the Conservation Area is taken into account at detailed design stage.

### ***The character of streets and public realm***

- 2.1.21 In Cartmel village centre, the building line generally fronts the back of the footway, with distinctive cobbled verges or footways between building frontages and the road or street. Front gardens are fairly rare in the village centre. Raised kerbs for footways are not a feature of the village centre, except along part of Aynsome Road and the junction with The Causeway. It would be good practice to review the results of the traffic management measures introduced following the Cartmel Township Initiative; some of the changes have had an intrusive visual impact on the character of Cartmel conservation area, such as double yellow lines, marked parking bays and associated signage. Vehicular areas, including the two squares and side roads, are laid with tarmac; there may be potential to reduce areas of tarmac and introduce more areas of traditional materials as part of future improvement schemes.

### ***Local built heritage (non-designated assets or Local List Buildings)***

- 2.1.22 The Cartmel CAMP identifies a local list of non-designated heritage assets for the village.

### ***Significant views and the setting of Cartmel***

- 2.1.23 The two parts of Cartmel (church town to the west and new town to the east) are separated by fields used for grazing, forming an important open space within the conservation area which enables good views of the Priory and the village. The fields, water courses, mature trees, boundary walls and

hedges are important to the rural setting of the village. There are attractive views across fields from surrounding roads towards the village. Vistas, views are identified on the Townscape Features Map in the Cartmel conservation area appraisal.

### **Open Spaces**

- 2.1.24 The areas of land separating the west and east parts of the village that are designated as amenity or public open space in the South Lakeland Local Plan as shown on the Land Allocations DPD policies map replicated in Map 3 should be safeguarded from inappropriate development in accordance with South Lakeland Local Plan policy LA1.10. The Land Allocations Policies Map for Allithwaite and Cartmel have since been updated as a result of the making of the Allithwaite and Cartmel Neighbourhood Development Plan Local Green Space designations as shown in Maps 5 and 6. These Local Green Spaces are now designated and shown on the Policies Map accordingly. Note the key shown below has been updated for the Land Allocations Policies Map for Allithwaite and Cartmel as well (reference to Local Green Spaces and different notations used for some of the environment and heritage designations).

#### **Policy AC2 – Development within Cartmel Conservation Area and its setting.**

All new development within the Cartmel Conservation Area (Map 2) or within its setting will be expected to conserve and where possible enhance the character of the Conservation Area and its setting as defined in South Lakeland District Council's Cartmel Conservation Area Character Appraisal (2009).

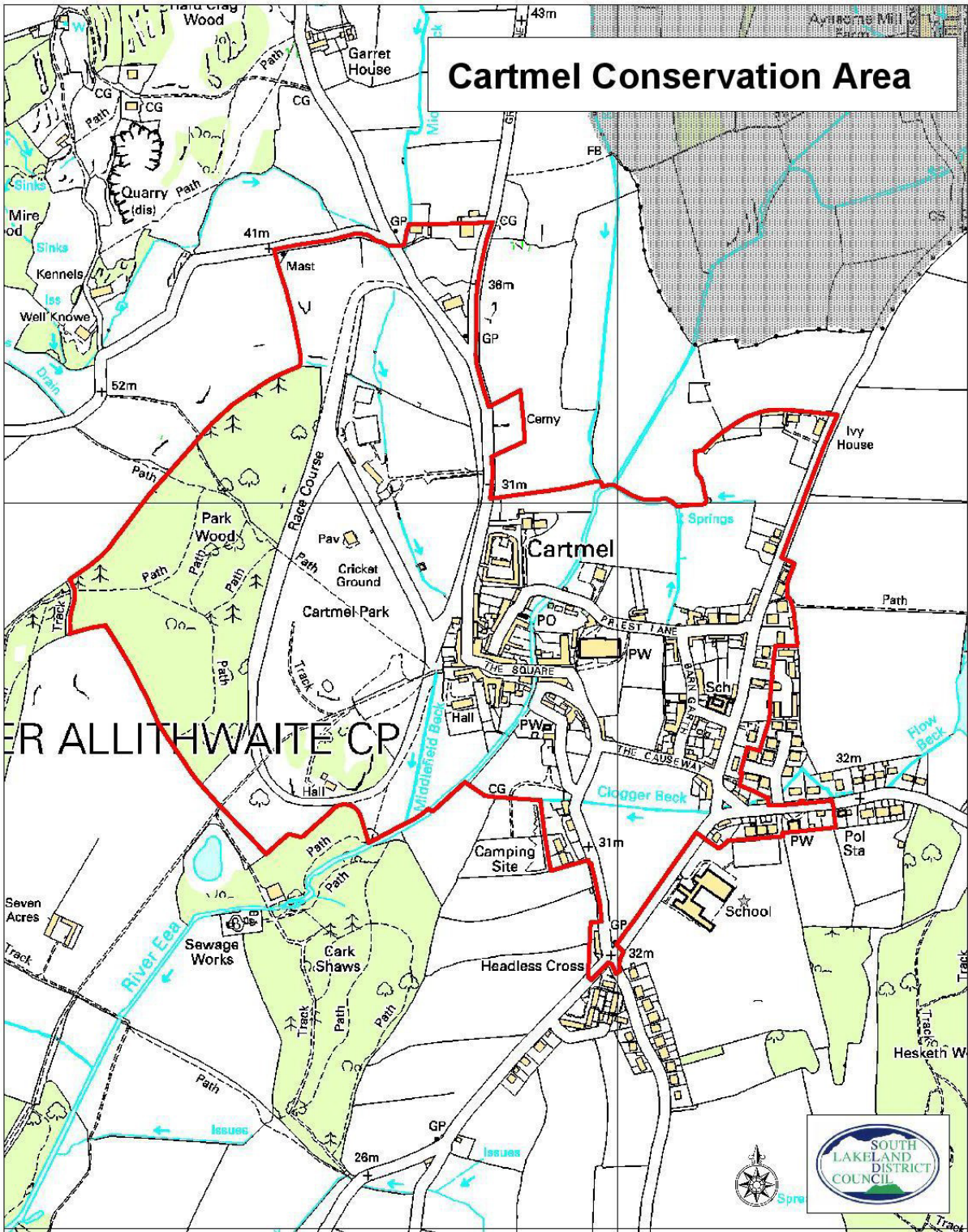
Development should not be intrusive nor harm significant views of Cartmel Conservation Area and setting as detailed on the Cartmel Conservation Area Character Appraisal Townscape Features Map and shown in the key and in Map 4B.

- A. New development will be expected to take account of local vernacular styles, materials, and details, including roughcast render, timber doors and windows and local slate roofs.
- B. Any future redevelopment of the racecourse stables site on Park View should be informed by a design brief with parameters for new development, to take account of the context of the site, features to be retained such as the front boundary wall and the scale, form, density, layout, design, and materials for new buildings.
- C. All new development affecting the public realm and private frontages will be required to demonstrate that existing cobbled verges and footways will not be adversely affected or will be reinstated following disturbance.

- D. New hard landscaping should enhance the conservation area by using local materials such as cobbles and natural paving and avoid visual and physical clutter in the streetscene.
- E. All development proposals affecting any building identified on any future Local List will be required to take account of the character, context and setting of these buildings.
- F. Any loss of or substantial harm to a non-designated Heritage Asset will be resisted, taking account of the scale of the loss and the significance of the building or structure.

The pattern of open spaces and landscape character in and around Cartmel should be retained.

Map 2 – Cartmel Conservation Area (Source SLDC Cartmel CAA)

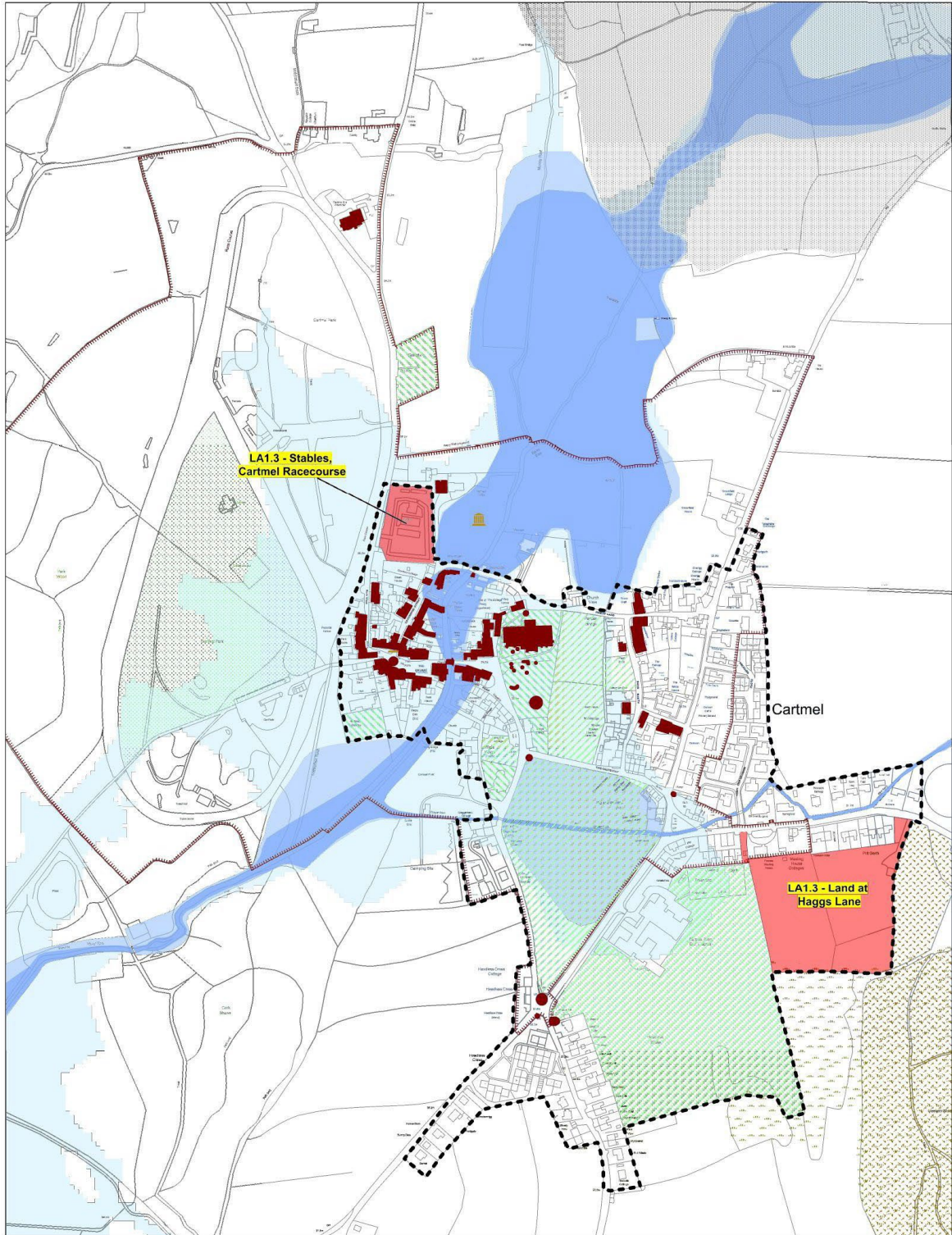


# Map 3 – South Lakeland Local Plan Land Allocations Policies Map Cartmel and key

Map 11

17/12/2013

Cartmel



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## Key

### Land Allocated for Development

-  Housing Allocation
-  Employment allocation
-  Mixed use allocation
-  Site for other uses
-  Development Brief required for site
-  Broad location for housing
-  Broad location for employment
-  Development boundary




### Land to be Safeguarded

-  Green gap
-  Public open space
-  Amenity open space (no public access)
-  Outdoor sports facilities
-  Historic Parks and Gardens
-  Existing employment site
-  Protected route of Lancaster Canal (saved Local Plan Policy L12)

### Environment and Heritage Designations

-  Conservation Area
-  Listed Building
- Statutory Nature Conservation Sites**
  -  (SSSI, SAC/SPA, RAMSAR, UK Nature Reserves and LPOs)
- Non-Statutory - Other Recognised Biodiversity Sites / Areas of Interest**
  -  (RIGS, County Wildlife Sites and Verges)
-  UK Priority Habitats
-  AONB
-  Scheduled Ancient Monument

**Flood Risk Zones** Note: Flood risk Zones are updated quarterly. See [www.environment-agency.co.uk](http://www.environment-agency.co.uk) for details.

-  Zone 2: Medium probability
-  Zone 3a: High probability
-  Zone 3b: Functional floodplain

### Retail

-  Primary frontages
-  Secondary frontage
-  Primary shopping areas
-  Town Centre Boundary

### Other

-  Lake District or Yorkshire Dales National Park
-  Outside SouthLakeland District

## 2.2 Green Infrastructure and Landscape Character

### Objectives 2 and 3

**Objective 2 - To protect locally significant green spaces and views both within the villages and in the surrounding countryside from inappropriate development.**

**Objective 3 - To protect and enhance the locally, nationally, and internationally recognised natural environments.**

### Landscape Character

- 2.2.1 Consultations carried out in preparing the Allithwaite and Cartmel NDP have shown that open spaces and important to residents and visitors alike. In addition, the quality of the surrounding countryside was seen as being of equal or more importance.
- 2.2.2 70% of people stated that they admired views every single day, these ranging across all areas of the parish. Walking was the most popular activity with 86% of people walking at least weekly and most of them daily. Apart from pure relaxation, which came second to walking, a variety of sports and other leisure activities was listed – cycling, gardening, horse riding, running and many more.
- 2.2.3 Various different open spaces throughout the locality were listed, including footpaths generally, Cartmel Park and woods (mentioned by both Allithwaite and Cartmel residents) and Wartbarrow Lane and Fell (Allithwaite). The use of the community centre and playing fields was also referred to.
- 2.2.4 The character of the landscape that surrounds the villages is an important feature of the area. The quality of the countryside was a key issue in the consultation responses.
- 2.2.5 The setting of the two settlements of Allithwaite and Cartmel adds significantly to the landscape character of the area, and the Parish Council consider that this should be protected.
- 2.2.6 There are also a number of significant views of Humphrey Head. This is located in open countryside and is protected from future development as a Ramsar site, a Special Protection Area, a Special Area of conservation, as part of Morecambe Bay. In addition, there is a Site of Special Scientific Interest on Humphrey Head. There is no additional designation required for views of and from Humphrey Head.

## **Policy AC3 - Protecting and Enhancing Landscape Character around Allithwaite and Cartmel**

Development proposals should protect and enhance local landscape character by using locally appropriate materials, landscaping schemes and boundary treatments. Proposals should demonstrate how siting and design have taken into consideration local landscape character.

All new development should demonstrate that it respects the landscape features and setting of Cartmel and Allithwaite as identified in the Open space and landscape section of the Allithwaite and Cartmel Design Code and the Cumbria Landscape Character Guidance (Cumbria County Council).

In particular they seek to minimise the encroachment of development into visually exposed landscapes and conserve existing landscape features such as trees, hedges, and country lanes as intrinsic parts of new development.

Outside the village any new rural buildings should be located where they do not have a detrimental impact on the landscape character of the area.

### **Significant Views**

Those parts of locally significant views identified below and in the Cartmel Conservation Area Character Appraisal Townscape Features Map that are visible from locations that are freely accessible to members of the general public (for example from a public footpath, right of way, roadside, or other publicly accessible land) should be protected and not significantly detracted from. Developments should take into consideration any adverse impacts on these views through landscape appraisals and impact studies.

#### **List of Views – Allithwaite (Map 4A overleaf)**

1. View from the quarry towards Allithwaite.
2. Views of the playing field and community centre in Allithwaite.
3. Views of the orchard, allotments and the King George V playing fields in Allithwaite.
4. Views of St Marys church Allithwaite
5. View from Cartmel Road to Wartbarrow Lane

#### **List of views – Cartmel (Map 4B overleaf)**

This list is in addition to those identified on the Townscape Features Map and key in the Cartmel Conservation Area Character Appraisal

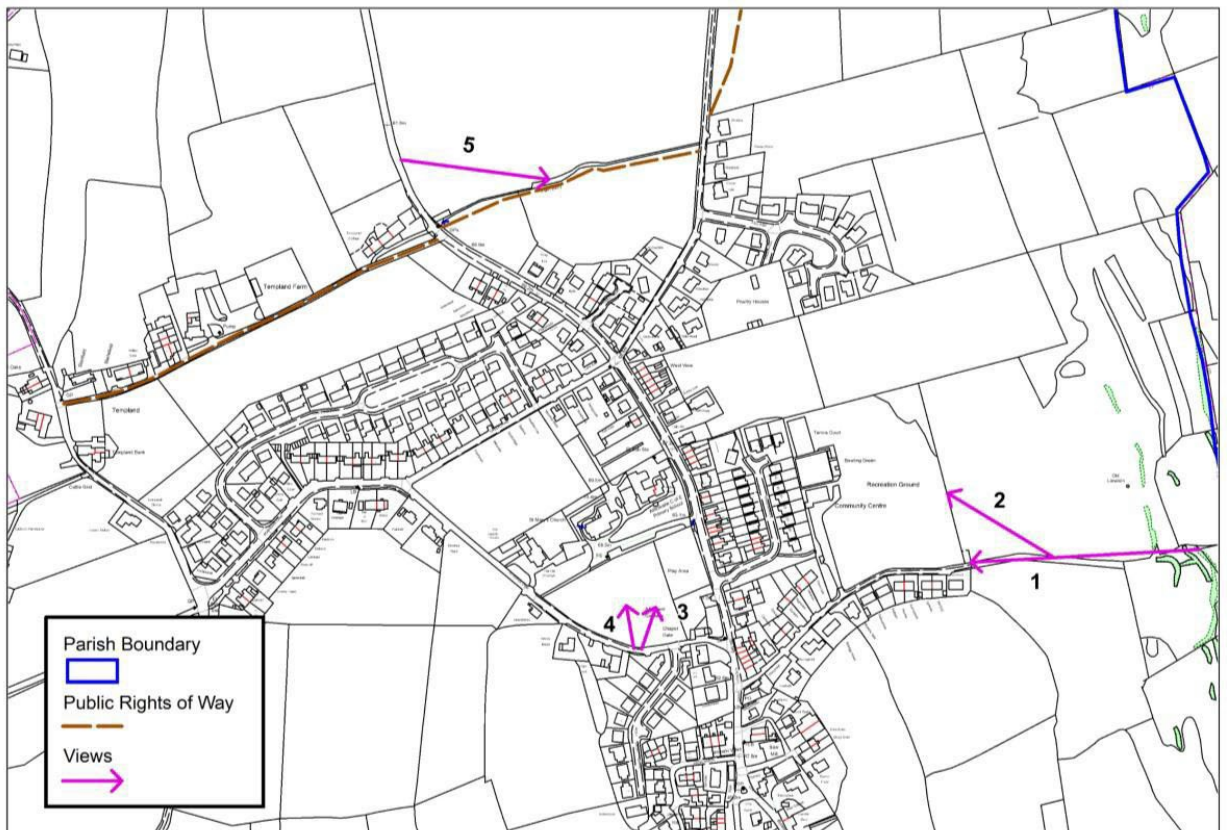
6. Views of Headless Cross
7. Views of the racecourse from the land surrounding Cartmel
8. View from Hampsfell to Cartmel

## Hedgerows and Dry Stone Walls

Existing field boundaries such as hedgerows, dry stone walls and lane banks are important local landscape features and support biodiversity and should be protected.

Landscaping schemes in areas where dry-stone walls or hedgerows have been lost or are unmanaged should restore hedgerows through traditional hedge-laying and/or replanting with native species, and rebuild dry stone walls to benefit wildlife and maintain landscape character.

**Map 4A: Policy AC3 Significant Views- Allithwaite**



## Photographs of Significant Views

View 1 (View from the Quarry towards Allithwaite)



View 2 (View of playing fields and community centre in Allithwaite)



View 3 (View of orchard, allotments and KGV playing field)



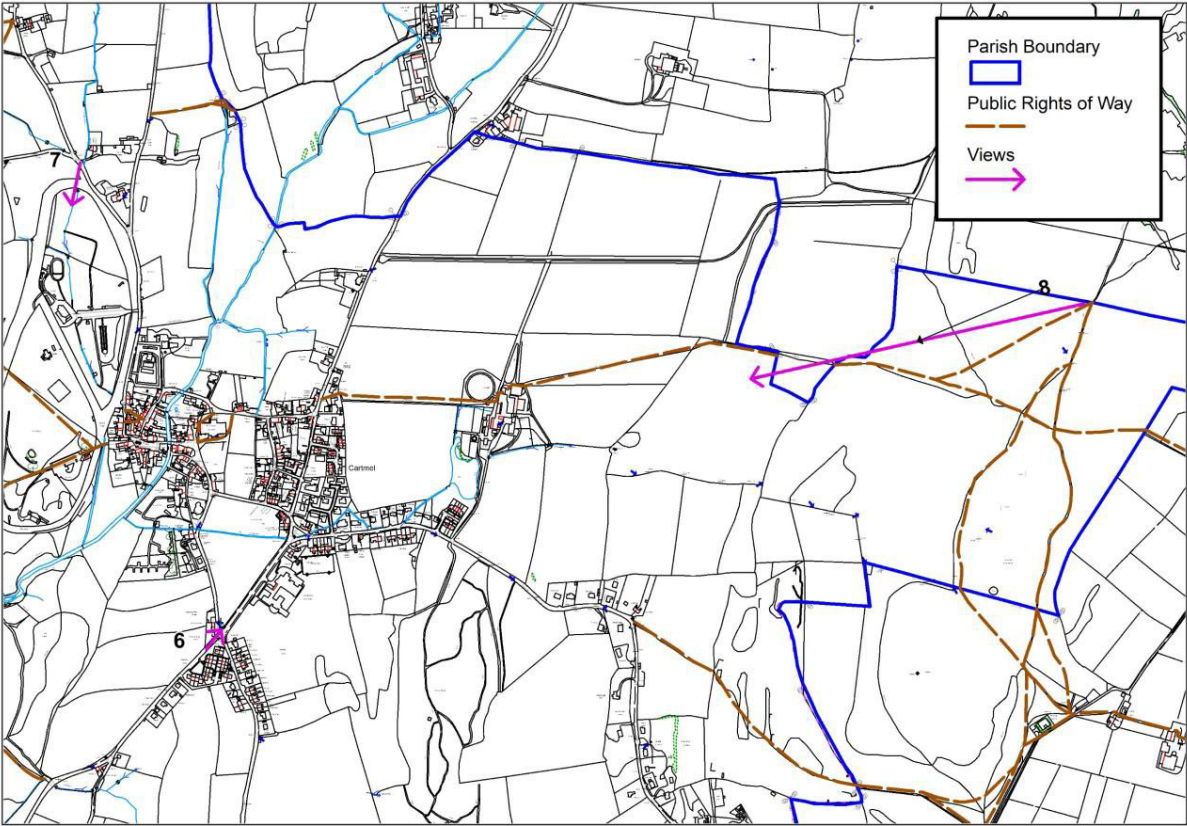
View 4: St Mary's Church



View 5: View from Cartmel Road towards Wartbarrow Lane



Map 4B: Policy AC3 Significant Views- Cartmel



View 6 (View of Headless Cross in its context approaching from south)



View 7 (View of Cartmel racecourse from Croftside looking south)





View 8 (View of Cartmel from Hampsfell)



### **Local Green Spaces**

2.2.7 The revised National Planning Policy Framework (July 2021), at paragraphs 101-103 empowers neighbourhood plans to designate areas of particular local importance as Local Green Space. It states that the designation can only be applied to a green space which:

- is in reasonably close proximity to the community it serves.
- is demonstrably special to a local community and holds a particular local significance, for example, because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife.
- is local in character and is not an extensive tract of land.

2.2.8 These Local Green Spaces (LGS) are areas which are attractive, or of historic significance, or of recreational value, or a combination of these. All are highly visible and appreciated by many residents as well as by visitors to the parish.

2.2.9 The Parish Council has stewardship of a green area in the middle of the village; it was decided to turn this space into an area which was more accessible to grownups and children.

2.2.10 After public consultation the area was planned to be a Community Orchard and Meadow which is clean to walk and contains a large number of old varieties of apples, a meadow area, a wildlife strip and an apiary and a permitted footpath. Part of the concept is to allow children free access to the whole area and access was created from the neighbouring King George V Jubilee Play area.



Photos 1 and 2 (Allithwaite Orchard)

2.2.11 This is wholly a dog free area to allow the public a clean and quiet area to sit or play at their leisure and to have access to a limited number of apples during the picking season. A small picnic area has been created with a number of resting seats to take in the views. The area also includes a small group of allotments also neighbouring the King George V Playing Fields.

2.2.12 The Local Green Space Assessment is included on the Parish website.

2.2.13 The Local Green Space Assessment assesses each of the identified sites against the criteria contained within paragraph 102 of the revised NPPF (July 2021).

2.2.14 A summary of the local Green Space Assessment is included in the table below. For the full assessment of the Local Green Spaces, please view the Parish website.

Site	Demonstrably Special	Close Proximity to community	Not extensive tract of land
1. Allithwaite Community Playing Fields	This peaceful and tranquil piece of land is important in allowing villagers with limited mobility to rest as they walk between Allithwaite and Cartmel. It is enjoyed by those who stop to sit and those who walk past between the two centres. The site is demonstrably special to the local community.	Within village of Allithwaite	2.0 Ha

Site	Demonstrably Special	Close Proximity to community	Not extensive tract of land
2. King George V Playing Fields	The site provides a valuable recreation resource for local Residents and their children. The consultation confirms the value of this site to the local community providing an important resource for a range of ages. The area has a historical significance within Allithwaite, and is an area known for its tranquillity. The site is demonstrably special to the local community.	Within village of Allithwaite	0.198 Ha
3. Allithwaite Community Orchard	The site performs an important function for the village for both informal and formal recreation. It is a wildlife haven and a safe area for children to travel to and play. This area provides a valued green space at the heart of the community. Many residents expressed how much they enjoyed watching children play, watching wildlife and walking along the footpath.	Within village of Allithwaite	0.321 Ha
4. Allithwaite Quarry	The Allithwaite section of the site which includes a small part of the much larger SSSI (Wart Barrow) has good public access, and potential for public parking in the Community Centre which is linked by a private road to the Quarry. The site is demonstrably special to the local community.	Accessed from the community centre in Allithwaite	0.895 Ha
5. Allithwaite allotments	<p>This oblong shaped, well-maintained, and well-used allotment is located on Church Road on the Northern end of the village. Within the site are numerous well-tended horticultural beds, water butts, sheds, compost bins and poly tunnels.</p> <p>Residential dwellings surround the site on Church Road with the exception of the southeast boundary where it borders the Orchard and KGV.</p> <p>A dense assortment of trees and shrubs line the site's periphery including hawthorn, birch, and holly. A fence with a gate upper and lower on Vicarage Lane line the east boundary through which access to the site, and car parking, can be gained. The site is demonstrably special to the local community.</p>	Within the village of Allithwaite	0.129 Ha

Site	Demonstrably Special	Close Proximity to community	Not extensive tract of land
6. Cartmel Park/ Cricket Ground	<p>Although the football pitches and other play areas are cut regularly, the boundaries of the site are managed to increase the wildlife interest of Cartmel Park.</p> <p>There are large mature trees, which have been underplanted with native flowering shrubs and the grass allowed to grow long with an annual cut with and added attraction with wildflowers e.g., cow parsley in early summer and yellow toadflax in late summer.</p> <p>This area of green open space with recreation facilities, boarded by woodland should be designated a Green Space in order that the residents of the area can continue to enjoy the peace and tranquillity.</p> <p>The above assessment clearly shows the site is demonstrably special to the local community.</p>	Within village of Cartmel	4.96 Ha
7. Cartmel Children's Play Area	The site clearly provides an important and valuable function for the local community. Located at the fringe of the village it is noted to have a long history of use for recreational purposes and other community activities. This site is demonstrably special to the local community.	Within the village of Cartmel	0.123 Ha
8. Cartmel Allotments	The allotments provide healthy activities that lead in turn to healthy eating habits. The setting, adjacent to open fields leading to a river with mature trees encircling and sheltering part of the site, together with the activities on the site and the presence of compost and manure, provides a specific environment for a wide range of wildlife which in turn provides opportunities for discovery and enjoyment for young children. This site is demonstrably special to the local community.	Within the village of Cartmel	0.152 Ha



Photo 3(King George V Playing Fields)



Photo 4 (Community Allotments)

## **Policy AC4 - Protecting Local Green Spaces**

The following are designated as local green spaces (identified on Map 5 and Map 6:

### **Allithwaite**

1. Allithwaite Community Playing Fields
2. King George V Playing Fields
3. Allithwaite Community Orchard
4. Allithwaite Quarry (excluding Wartbarrow SSSI)
5. Allithwaite Allotments

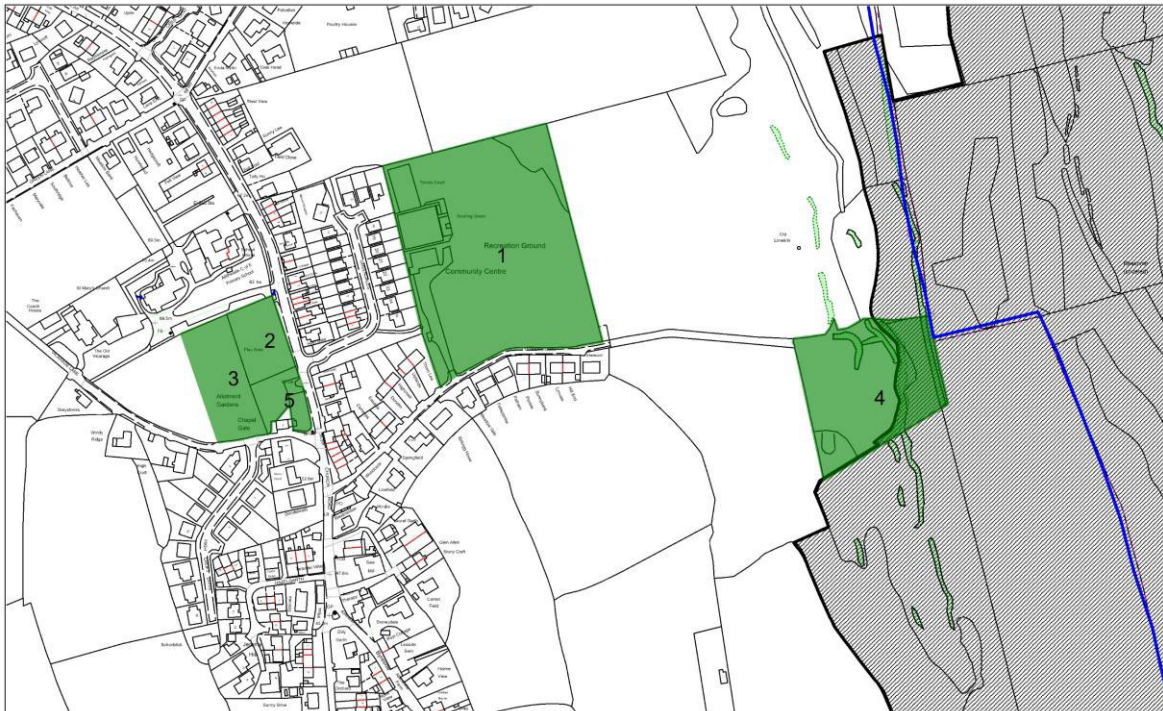
### **Cartmel**

6. Cartmel Park / Cricket Ground
7. Cartmel Children's Play Area
8. Cartmel Allotments

New inappropriate development which impacts adversely on the openness and visual amenity of these sites will not be permitted, except in very special circumstances in accordance with the NPPF section on Green Belt.

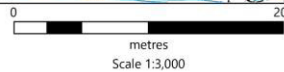
Very special circumstances will only exist where the potential harm by reason of inappropriateness and any other harm caused by new development is clearly outweighed by other considerations.

## Map 5 – Allithwaite Green Spaces



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## Map 6 – Cartmel Green Spaces



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## Green Infrastructure and Biodiversity

2.2.15 Allithwaite and Cartmel supports a range of protected and vulnerable species. The Neighbourhood Plan is recognised as an important local tool in ensuring that new development has a positive impact on green infrastructure supporting local wildlife and habitats.

2.2.16 The Community Plan identified how much residents valued the surrounding countryside. The link between Global Warming and species protection is well documented and in the community plan 54% of people supported small scale renewable energy projects.

2.2.17 Allithwaite and Cartmel also has a wealth of national land and marine based designations, both within and directly adjacent to the parish. These include:

### Adjacent to:

- Morecambe Bay Ramsar site,
- Morecambe Bay Pavements (SAC),
- Morecambe Bay Site of Special Scientific Interest (SSSI),
- Morecambe Bay Special Protection Area (SPA).

### Within:

- Roundsea Wood and Mosses National Nature Reserve (NNR)
- Roundsea Wood and Mosses Site of Special Scientific Interest (SSSI)
- Roundsea Wood and Mosses Special Area Conservation (SAC)
- Humphrey Head Site of Special Scientific Interest (SSSI),
- Barker Scar Site of Special Scientific Interest (SSSI),
- Wart Barrow Site of Special Scientific Interest (SSSI),
- Outley Mosses Site of Special Scientific Interest (SSSI),

2.2.18 Ancient Woodland sites within the parish are as follows:

- Collkeld Wood
- Humphrey Head Wood
- Kirkhead Wood
- Hesketh Wood
- Cark Shaws
- Nicholas Wood
- Rye Croft Wood
- Hagg and Scroggs Wood
- Deanholme Wood
- Waitham Wood
- Old Park Wood
- 5 additional areas of ancient, replanted wood
- 2 additional areas of ancient and semi natural woodland

## **Policy AC5 - Protecting and Enhancing Green Infrastructure and Biodiversity**

Development proposals should conserve and enhance biodiversity in the Neighbourhood Area, and opportunities to incorporate biodiversity improvements are encouraged.

All developments should minimise impacts from the loss of countryside, wildlife, and the natural environment and where avoidance is not possible mitigate or compensate for any impacts. As part of mitigation measures, designs should give consideration to the need to minimise disturbance to wildlife from noise and light pollution.

As a principle, there should be a measurable net gain enhancement of biodiversity assets, with an aim of achieving a biodiversity net gain of 10% as a minimum requirement and increased to attain maximum possible biodiversity outcome. Biodiversity net gain can be achieved on-site, off-site or through a combination of on-site and off-site measures. The developer will be responsible for maintaining and ensuring the net gain over 30 years. These requirements will be secured through a S106 planning obligation, biodiversity gain plan or other mechanism required by legislation or regulation.

Where relevant to the proposal under consideration, proposals for new development will be required to:

- A. Demonstrate how siting and the design has taken into account its potential impact on local habitats and species and ensure no adverse impact either directly or indirectly, on international, national, or locally designated sites, and where avoidance is not possible mitigate or compensate for any impacts.
- B. Incorporate existing green infrastructure within any new development.
- C. Protect, and enhance wildlife corridors by retaining existing hedgerows, trees, and dry-stone walls.
- D. Recognise the importance of and protect the existing network of country lanes.
- E. Demonstrate that developments protect and enhance biodiversity and important wildlife habitats. These may include for instance use of swift bricks, bat, and owl boxes, and ensuring that new and converted buildings provide nesting and roosting spaces for bats and birds. A mixture of native species typical of this locality should be incorporated in landscaping schemes which should aim to use appropriate native species trees to break up roof massing.



## **Dark Skies**

- 2.2.19 It is recognised that dark skies make a significant contribution towards the character of the area at night. Cumbria has some of the darkest skies in the country, where people are still able to see the spectacular natural wonders of the stars above.
- 2.2.20 Dark skies are not just important for stargazers and astronomers, but also for wildlife. Around 50% of animals are nocturnal – following the light of the moon and stars so light pollution can disrupt their feeding and breeding behaviour.
- 2.2.21 Dark skies are integral to the tranquility and distinctiveness of the great landscapes of the Cumbria and the neighbouring Lake District National Park. They are important to our well-being, and for the feeding, breeding, and pollinating habit of nocturnal animals.
- 2.2.22 This issue is not about ridding the landscape of all lighting. People need lighting at night for many reasons. But it can be made to work so much better for us and the environment. Thoughtful consideration to selection and installation of light fixtures and use of energy efficient technologies can both reduce carbon footprint and save money.
- 2.2.23 Current published national best practice lighting guidance is found in the Institution of Lighting Professionals Guidance Note 'The Reduction of Obstructive Light' published in 2021. This is a national good lighting practice that assists with determining the appropriateness of lighting in any scheme in terms of its type and level of illumination in context of the use and location of the proposal. Further current best practice lighting guidance is found in the 'Towards a Dark Sky Standard' published by the UK Dark Skies Partnership in 2021. This provides guidance to improving sky quality and reducing unnecessary and inappropriate light pollution and includes methodology for assessing the extent to which there is a need for internal and external lighting.
- 2.2.24 Other current relevant guidance / best practice specific to Cumbria is found in the Cumbria Good Lighting Technical Advice Note, referred to as the 'TAN'. The TAN includes a set of Good Lighting Principles that the Council in its decision-making duties and applicants putting forward proposals for new or replacement lighting are encouraged to follow. It also includes a checklist that should accompany all applications or proposals involving the installation of external lighting including replacement. The TAN includes advice on the type of lighting details and assessments to be submitted with planning applications, prior approval notification applications and other relevant consents (e.g., advertisement consent for illuminated signs). In all cases the level of information will be proportionate to the scale of the lighting proposed.
- 2.2.25 The following policy will be applied to all new development to ensure the darks skies are maintained for future generations.

## **Policy AC6 - Dark Skies**

To minimise light pollution and to maintain the views of our night-time skies, planning proposals that include external lighting and significant openings that would allow internal lighting to be seen externally will have to demonstrate the following:

- A. An assessment is required to determine the need for lighting; whether the benefits of lighting outweigh any harm caused, and to identify any alternative measures available, in accordance with the external lighting methodology in 'Towards a Dark Standard' and any other relevant guidance / best practice lighting guidance.
- B. The nature of the proposed lighting and the level of illumination is appropriate for its use and location taking account of the Institute of Lighting guidance for the reduction of obstructive light and any other relevant guidance / best practice lighting guidance.
- C. Where relevant, an assessment of the internal lighting/glazing is required in accordance with the internal lighting methodology in Towards a Dark Sky Standards and any other relevant guidance / best practice lighting guidance to determine the visual light transmission of new openings and any mitigation measures required.

Applicants will be required to assess the need for lighting, whether the benefits of the lighting outweigh any harm caused and any alternative measures available.

## **Objective 6**

- 6. To ensure the proportion of permanent dwellings to second homes and holiday homes remains at a level that supports a sustainable local community.**

## **2.3 Housing - Second Homes and Holiday Homes**

### **Second Homes in Cartmel**

- 2.3.1 Analysing data provided from SLDC Revenues and Benefits system, 12.4% of homes in Allithwaite and Cartmel Parish are recorded as second homes or Business Rates Holiday Lets. This is one of the highest levels outside of the National Parks.

2.3.2 When analysing the data for Cartmel following identifying an appropriate boundary of the Cartmel development boundary (shown in Map 3) + a buffer zone of 200metres, the rate almost doubles to 23.6% of homes. The data is shown in Figure 4 below.

Geography	Business Rates Holiday Let Properties	Council Tax Properties (Not 2nd Homes)	Council Tax Properties - 2nd Homes	Council Tax Total Properties	Council Tax 2nd Homes and BR Holiday Lets	Council Tax Properties plus BR Hol Lets	Council Tax % 2nd Homes	% of CT 2nd Homes or BR Hol Lets
Allithwaite and Cartmel Parish	43	863	79	942	122	985	8%	12.4 %
Cartmel Devt Boundary +200m	28	210	37	247	65	275	15%	23.6 %

**Table 4 Second homes/holiday lets in Cartmel.**

2.3.3 In order to meet the housing needs of local people, bring greater balance and mixture to the local housing market and create new opportunities for people to live and work here, to strengthen our community and the local economy the Allithwaite and Cartmel NDP also supports the provision of full-time principal residence housing within the boundary defined on Map 7 in this neighbourhood plan.

2.3.4 Over the last ten years, the increase in the number of dwellings was 8% (907 in 2001, 981 in 2011), however the increase in resident population in the Parish amounted to 4% (1758 in 2001, 1831 in 2011), and the number of households increased by 5.9% (776 in 2001, 822 in 2011).

Second Homes/Empty Homes	Parish	SLDC	North West	England
All Household Spaces	981	53466	3150410	23044097
Household Spaces With At Least One Usual Resident	822	46552	3009549	22063368
Percentage	83.8%	87.1%	95.5%	95.7%
Household Spaces With No Usual Residents	159	6914	140861	980729
Percentage	16.2%	12.9%	4.5%	4.3%

**Table 5: Housing Data – Allithwaite and Cartmel (Census 2011)**

- 2.3.5 The Parish Council consider it important to have some control over further second homes, to ensure the sustainability of existing communities and the viability and vitality of the existing villages.
- 2.3.6 In order to meet the housing needs of local people, bring greater balance and mixture to the local housing market and create new opportunities for people to live and work here, to strengthen our community and the local economy the Allithwaite and Cartmel NDP also supports the provision of full-time principal residence housing. This is new housing which has to be used as the principal residence of the household living in it but does not have the price controls that affordable housing does, or any local connection requirement.

### **Policy AC7 – Principal Residence Requirement**

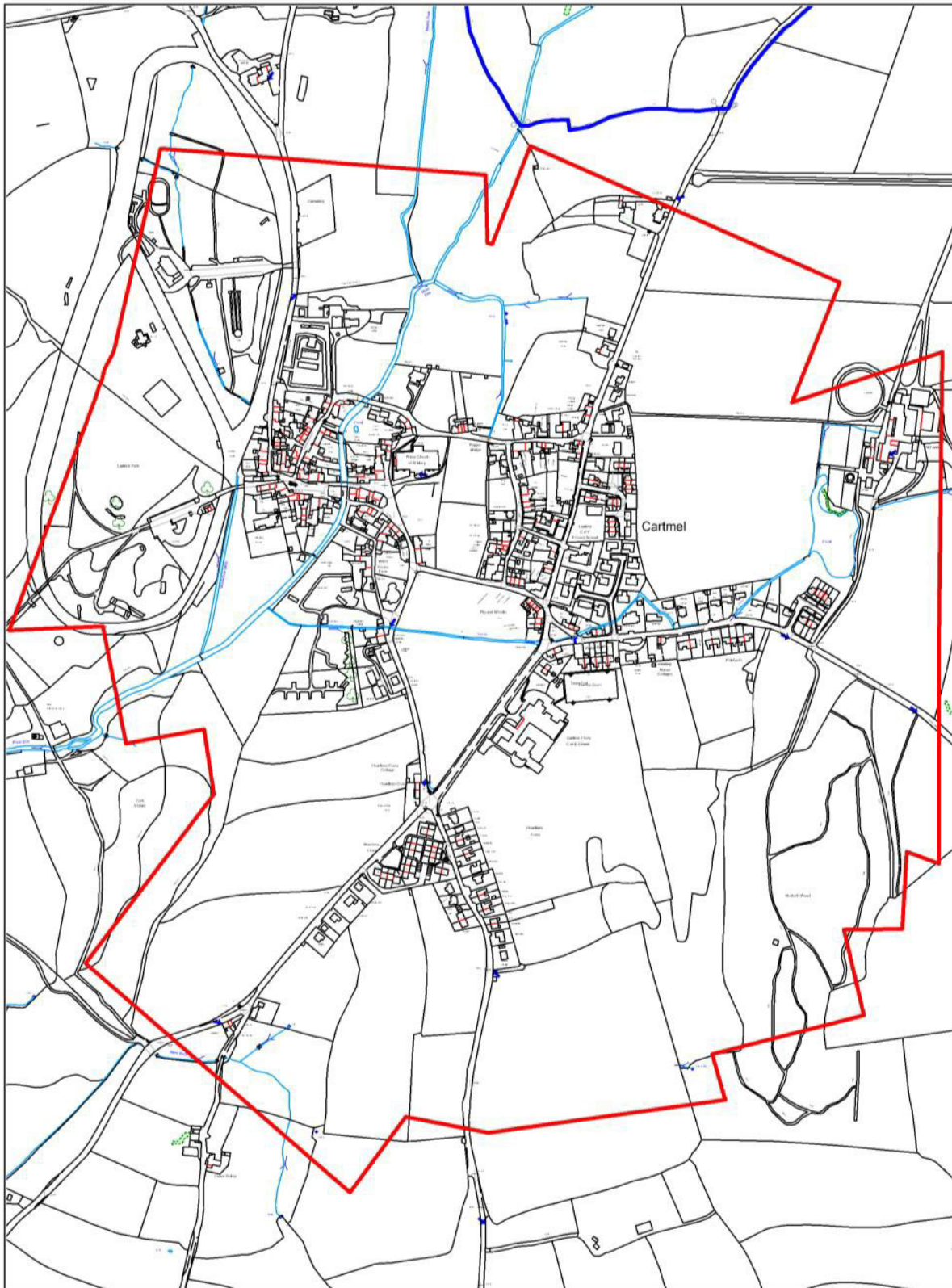
Due to the impact upon the local housing market of the continued uncontrolled growth of dwellings used for holiday accommodation (as second or holiday homes) new open market housing within the boundary identified on Map 7 overleaf, excluding replacement dwellings, will be permitted only where there is a restriction to ensure its occupancy as a Principal Residence.

Sufficient guarantee must be provided of such occupancy restriction through the imposition of a planning condition or legal obligation.

Principal Residences are defined as those occupied as the residents' sole or main residence, where the residents spend the majority of their time when not working away from home.

The condition or obligation on new open market homes will require that they be occupied only as the primary (principal) residence of those persons entitled to occupy them. Occupiers of homes with a Principal Residence condition will be required to keep proof that they are meeting the obligation or condition and be obliged to provide this proof if/when Westmorland and Furness Council requests this information. Proof of Principal Residence is via verifiable evidence which could include, for example (but not limited to) residents being registered on the local electoral register and being registered for and attending local services (such as healthcare, schools etc).

**Map 7: Principal Residence Policy Boundary**



### 3 Parish Aspirations

#### 3.1 General Residential Development

##### Objectives 4 and 5

**4. To ensure housing stock meets local affordable needs and enables people of all ages to continue to resident within the local area.**

**5. To ensure new housing developments are of a scale, design and density that reflects the character of the surrounding area.**

- 3.1.1 The result of the Community plan questionnaire in 2012, indicated that housing was a burning issue amongst the community. In addition, it was felt that any housing development should be small scale: 57% were in favour of just 1 to 3 houses, whereas just 9% would support developments of 10 or more.
- 3.1.2 On the other hand, the great majority of respondents showed strong support for affordable housing, 75% regarding this as very or fairly important. 71% of respondents supported the principle of building for local occupancy, particularly for people connected with the parish.
- 3.1.2 Census data shows that the villages have a higher-than-average older population requiring a greater number of homes to be built to lifetime housing standards.
- 3.1.4 A number of sites are allocated for development in the Parish as defined on the South Lakeland Local Plan policies map (see map 3). The Neighbourhood Plan is not looking to allocate any sites for residential development and therefore all applications for new housing in the Parish will be assessed against the relevant policies within the adopted development plan at the time (currently the South Lakeland Local Plan).

## **Parish Aspiration 1 and 2**

1. The Parish Council will work with Westmorland and Furness Council (W&FC) to ensure that new housing development provide affordable housing where possible.
2. In addition, the Parish Council will work with W&FC to ensure that proposals enhance the villages reflecting the priorities identified in the Design Code They should not feature the generic designs associated with suburban developments. They should display the locally distinctive character of the area, typically this should include a variety of style and house types including variations in roof style and building finish to more accurately reflect the diversity and traditional growth found in villages.

## **3.2 Active Travel**

### **Objectives 7 and 8**

**7. To protect and enhance existing levels of access to the local countryside.**

**8. To promote safer use of the wider road network, to ensure safer pedestrian and cycle access within the Parish, improve and enhance the cycle network, and improve disabled access to the footpath network.**

- 3.2.1 In the community plan in 2013, road safety was a concern for both pedestrians and vehicle users. 59% regarded road safety as a problem within the villages.
- 3.2.2 A consultation held in Allithwaite for a Paths for Communities bid identified a high level of concern about pedestrian safety – it identified particularly dangerous parts of Allithwaite. Parents reported that this prevented children moving around the village independently.
- 3.2.3 The local road network consists of narrow country lanes. The additional vehicular movements and parking during construction periods has the potential to result in unreasonable dangers to residents.
- 3.2.4 It is recognised that active travel will improve the health and wellbeing of residents. It will also make a contribution to reducing greenhouse gasses and global warming.
- 3.2.5 It is considered that the pedestrian experience could be improved by the provision of more direct routes, enhanced facilities and some off-road routes.

- 3.2.6 Proposals that enhance and improve the existing footpath/cycling network along with the provision of new links in the parish and with adjoining areas? will be supported. Where appropriate, such enhancements, improvements and provision of new links should reflect the most direct routes to village facilities and connect in with any planned / proposed new cycle / pedestrian routes to be developed in the future by the Parish Council.

### **Parish Aspiration 3**

*The Parish Council will work with residents, landowners, and statutory bodies to identify potential new routes for public footpaths.*

## **3.3 Caravans and Chalet Parks**

### **Objective 9**

**9. Caravan and Chalet parks are well contained in the landscape and remain proportional to the size of the residential villages and hamlets.**

- 3.3.1 Allithwaite and Cartmel is a popular tourist and visitor destination due to its location on the border of the Lake District National Park. It has a well- developed range of camping, caravan, and visitor accommodation. The character and quality of the landscape is fundamental to its attractiveness to visitors.
- 3.3.2 The growth of this type of development although considered to be non-permanent involves the provision of infrastructure – roads, power supplies, sewage and water which significantly impact on the rural nature of the countryside. In addition, the disproportionately large increase in population puts pressure on services such as GP surgeries. Furthermore, this type of development can have a range of impacts on landscape character and visual and general local amenity including effects on immediate and long distance views.
- 3.3.3 However, the larger holiday parks in the area do provide a seasonal source of employment for local residents and economic support of local businesses.
- 3.3.4 There are a number of lodges in the parish that are occupied most of the year. The following table includes details of these. (As of August 2019)



**Table 6: Static Caravans/Holiday Lodges in Allithwaite and Cartmel**

Caravan Park	No of caravans/ Lodges	Seasonal occupancy condition	Not a Principal Residence condition
Blenkett Wood, Allithwaite	18	No restriction	Yes
Burns Farm, Cartmel	24	No occupancy 14 Nov to 1 Mar	Yes
Cartmel Lodge Park, Cartmel	46	No restriction	Yes
High Fell Gate Farm	15	No restriction	Yes
Lakeland Leisure, nr Flookburgh	959 (+100 not implemented yet)	On some	Yes
Old Park Wood (Holker Estate)	387	No occupancy 15 Jan to 1 Mar	Yes
The Pastures	61 (+1 approved 2019 and 1 awaiting decision)	No restriction	Yes
<b>TOTAL</b>	<b>1510 (+ 101 not implemented)</b>		

3.3.5 The current South Lakeland Local Plan contains policies that seek to support appropriate forms of new tourism accommodation development including caravan and chalet park development taking account of their impacts on landscape character, visual and residential amenity, ability to be served by adequate infrastructure including accessibility and sewerage and need for appropriate design and landscaping.

### **3.4 Building a Vibrant Community**

#### **Objectives 10**

**10. A range of local businesses thrive and are well supported by broad band connections.**

3.4.1 The 2013 community plan identified the need for good internet connections both for existing businesses and for the growing number of people working from home. Concerns were expressed about infrastructure provision within the villages. In Allithwaite there are frequent reports of low water pressure in parts of the village and in Cartmel the sewage system regularly causes problems. The recent

Cartmel Township report identified the movement of traffic through the medieval street pattern in Cartmel as being a major problem.

- 3.4.2 The CIL contribution made to the Parish is important in helping to develop improvements to highways as it is more difficult for villages to feature as a priority in any Highways Authority improvements.
- 3.4.3 Children in the villages valued having a convenient public play park however they identified the continuing need to improve the equipment.
- 3.4.4 The village playgrounds are entirely run and funded by small groups of volunteers and do not receive any support from Westmorland and Furness Council. They represent a very important facility in villages where access to other facilities is limited. Larger developments in more urban areas will provide community play spaces but in villages the cumulative impact of a number of smaller developments will not deliver the any on site facilities.

### 3.5 Parking

#### **Objective 11**

**11. To ensure the tourist economy grows in a way which supports and enhances the environment and does not adversely impact on traffic and parking issues.**

- 3.5.1 The Cartmel Township Initiative Report was produced in December 2014. One of the issues raised was in relation to parking specifically within Cartmel.

#### **Moving around the village**

- 3.5.2 There are four roads mainly used for travelling through the village which are Hags Lane, Priest Lane, The Causeway and The Square. Access around the village is therefore restricted, which is exaggerated by narrow streets, restricted visibility in places (for both vehicles and pedestrians), excessive amounts of parked vehicles and servicing activity.
- 3.5.3 There are three access and exit roads into Cartmel. One from the north, one from Grange-over-Sands to the east, and one to the south. All vehicles entering and exiting the village travel along one or more of these routes. The historic fabric of the village restricts opportunities to increase capacity on the highway network using 'traditional' initiatives.
- 3.5.4 Traffic flow is seasonal, due to the high proportion of holiday homes and fluctuations due to horse racing. When events are taking place at the racecourse, a considerable amount of traffic passes through the

village in preparation for the event, causing congestion within the village centre. Access into the racecourse is only available via Park View, and horseboxes, coaches, and other large vehicles currently all pass through The Square.

- 3.5.5 Vehicle speed has been identified as an issue. A traffic calming scheme was implemented outside the primary school in 2012, which has had a mixed response. Pedestrian movement around the village can be difficult due to the limited footways, parked vehicles, and vehicle speed in some parts of the village. It should be noted that the majority of employees who travel into the village are on low wages and need to travel by car because of the distance from where they live and the poor local public transport constraints.

## **Car Parking**

### ***Issues***

- 3.5.6 Parking is not managed or enforced and formal car parking within the village is limited. On-street parking creates congestion within the village centre and restricts pedestrian movement. Some parking is available along The Square and opposite Ford Road, although this is all on-street and only a limited number of spaces are available. Much of the resident parking relies on on-street parking. Business employees often take up limited on-street spaces and remain in the space all day. This is a particular issue for the village. These cars also have a visual impact on the Conservation Area.
- 3.5.7 The existing racecourse car park has received much investment in recent years. However, with a £2 minimum parking fee, combined with no on-street parking controls, parking associated with businesses and visitors tends to conflict with the needs of local residents. Poor signage also contributes to a situation where space for parking is not as well utilised as it could be.

### ***Supply***

- 3.5.8 Survey work undertaken as part of the CTI reveals that approximately 47 properties on the western side of the village are without on-plot parking spaces. Properties on the eastern side of the village largely have on-plot parking provision and there is therefore less of an issue around parking on this side of the village. However, Barn Garth has 7 properties without on-plot parking provision and 9 existing places appropriate for on-street parking. The Pig & Whistle and Londis junction is often crowded with parked cars and would potentially benefit from the introduction of dedicated parking arrangements at this key access point to the village.

- 3.5.9 There were several options considered through the CTI and with feedback, recommended actions were included. One of these options was to look at a range of potential sites to develop as additional car parking areas.
- 3.5.10 Whilst the neighbourhood plan does not seek to allocate a specific site for additional parking, the following parish aspiration will look to address the issues around car parking in Cartmel.

### **Parish Aspiration 3**

*Allithwaite and Cartmel Parish Council will work with local landowners, Westmorland and Furness Council, residents, and business in Cartmel to address the parking issues within the village and potentially providing additional car parking.*

## 4 Implementation

- 4.1 the Neighbourhood Plan will be used by Westmorland and Furness Council (along with South Lakeland Development Plan Documents and the National Planning Policy Framework) to make decisions on planning applications in the Allithwaite and Cartmel Parish. Similarly, Government planning inspectors will take account of the Neighbourhood Plan in deciding planning appeals. Allithwaite and Cartmel Parish Council will closely scrutinise all planning applications in relation to the policies in this Neighbourhood Plan; it will make representations to Westmorland and Furness Council in support of good proposals which accord with the policies and make objections on any which do not.
- 4.2 This Neighbourhood Plan also proposes some other ways in which the Parish Council will endeavour to enhance the Parish's social well-being and conserve its environment. To make it easier for people to travel on foot, the Council will develop plans to improve key paths and work in partnership with Westmorland and Furness Council and landowners to implement those improvements and to support enhancements to walking and cycling linkages to the National Cycle Network.
- 4.3 The Parish Council may consider allocating some of its Community Infrastructure Levy (CIL) receipts to those improvements. The Parish Council will seek to use the CIL to improve the experience of all residents in moving around and between villages.
- 4.4 The Parish Council also commits to support preparation of a Conservation Management Plan. The Council will, over the coming years, maintain an overview of whether the Neighbourhood Plan is achieving its objectives.
- 4.5 In addition to any statutory monitoring that will be undertaken by Westmorland and Furness Council, the Parish Council wishes to track whether the Plan has a positive impact on planning decisions and whether its objectives are being realised.
- 4.6 The Parish Council would like to acknowledge the very significant input from the people of the Parish who have contributed in a number of ways to the formulation of this plan, including those who completed the parish questionnaire, attended events, and provided geographical and historic knowledge, information dissemination and collection; also to those who participated in and contributed to the main Neighbourhood Plan Steering Group and the various sub-groups and teams formed to develop particular elements of this Plan.

## Appendix 1 – Relevant Local and National Policies and Guidance

**National Planning Policy Framework \* Note the Plan was prepared in accordance with the 2021 version, which has subsequently been updated. Planning applications will be determined against the most up to date adopted version.**

The [National Planning Policy Framework](#) (revised July 2021) sets out the government's planning policy for England. One of the basic conditions for neighbourhood plans is that they must have appropriate regard to national planning policy and guidance.

The main sections of the NPPF affecting neighbourhood plans are set out in this section.

The NPPF does not change the status of the development plan, that includes "made" neighbourhood plans:

*"Para 2. Planning law requires that applications for planning permission be determined in accordance with the development plan<sup>2</sup> unless material considerations indicate otherwise<sup>3</sup>. The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements."*

Footnote 2:

This includes local and neighbourhood plans that have been brought into force and any spatial development strategies produced by combined authorities.

Footnote 3:

3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990.

*"Paragraph 8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):*

- a) an economic objective – to help build a strong, responsive, and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation, and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- b) a social objective – to support strong, vibrant, and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful, and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
- c) an environmental objective – to protect and enhance our natural, built, and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising*

*waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

*“Para 10. So that sustainable development is pursued in a positive way, at the heart of the Framework is a **presumption in favour of sustainable development***

*“Para 11 Plans and decisions should apply a presumption in favour of sustainable development.*

*For **plan-making** this means that:*

- a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;*
- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas<sup>6</sup>, unless:
  - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area<sup>7</sup>; or*
  - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.**

*For **decision-taking** this means:*

- c) approving development proposals that accord with an up-to-date development plan without delay; or*
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date<sup>8</sup>, granting permission unless:
  - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed<sup>7</sup>; or*
  - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.**

Footnote 6 As established through statements of common ground (see paragraph 27).

Footnote 7 The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 180) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 67); and areas at risk of flooding or coastal change.

Footnote 8 This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 73); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years.



*“12. The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.”*

The application of the presumption has implications for the way communities engage in neighbourhood planning.

*“13. The application of the presumption has implications for the way communities engage in neighbourhood planning. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.”*

Additional provisions apply where the provision of housing conflicts with a neighbourhood plan:

*“14. In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided all of the following apply<sup>9</sup>:*

- a) the neighbourhood plan became part of the development plan two years or less before the date on which the decision is made;*
- b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement;*
- c) the local planning authority has at least a three-year supply of deliverable housing sites (against its five-year housing supply requirement, including the appropriate buffer as set out in paragraph 73); and*
- d) the local planning authority’s housing delivery was at least 45% of that required<sup>9</sup> over the previous three years.”*

Most neighbourhood plan policies are considered to deal with non-strategic matters and the NPPF sets out how these should be dealt with:

*“18. Policies to address non-strategic matters should be included in local plans that contain both strategic and non-strategic policies, and/or in local or neighbourhood plans that contain just non-strategic policies.*

*21. Plans should make explicit which policies are strategic policies. These should be limited to those necessary to address the strategic priorities of the area (and any relevant cross-boundary issues), to provide a clear starting point for any non-strategic policies that are needed. Strategic policies should not extend to detailed matters that are more appropriately dealt with through neighbourhood plans or other non-strategic policies.*

*28. non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods, or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving, and enhancing the natural and historic environment and setting out other development management policies.*

*29. Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct, and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies.”*

Footnote 18: Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area.”

The NPPF also sets out how different policies in different plans should be handled:

*“30. Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.”*

The issue of “prematurity” where a proposal comes forward for decision before a plan is completed is dealt with in paragraph 50:

*“50. Refusal of planning permission on grounds of prematurity will seldom be justified where a draft plan has yet to be submitted for examination; or – in the case of a neighbourhood plan – before the end of the local planning authority publicity period on the draft plan. Where planning permission is refused on grounds of prematurity, the local planning authority will need to indicate clearly how granting permission for the development concerned would prejudice the outcome of the plan-making process.”*

Communities can also use special types of neighbourhood plan, “orders”, to grant planning permission:

*“52. Communities can use Neighbourhood Development Orders and Community Right to Build Orders to grant planning permission. These require the support of the local community through a referendum. Local planning authorities should take a proactive and positive approach to such proposals, working collaboratively with community organisations to resolve any issues before draft orders are submitted for examination.”*

The NPPF section on housing sets out the relationship between strategic planning policy and neighbourhood plans:

*“66. Strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations<sup>32</sup>. Once the strategic policies have been adopted, these figures should not need retesting at the neighbourhood plan examination, unless there has been a significant change in circumstances that affects the requirement.”*

Footnote 32:

Except where a Mayoral, combined authority or high-level joint plan is being prepared as a framework for strategic policies at the individual local authority level; in which case it may be most appropriate for the local authority plans to provide the requirement figure.

*“67. Where it is not possible to provide a requirement figure for a neighbourhood area<sup>33</sup>, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body. This figure should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority.”*

Footnote 33: Because a neighbourhood area is designated at a late stage in the strategic policy-making process, or after strategic policies have been adopted; or in instances where strategic policies for housing are out of date.

Specific guidance is offered neighbourhood planning groups in terms of allocating small sites:

*“70. Neighbourhood planning groups should also consider the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 69a) suitable for housing in their area.”*

The NPPF sets out the specific conditions when the Local Green Space designation can be used:

*“101. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs, and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated and be capable of enduring beyond the end of the plan period.*

*102. The Local Green Space designation should only be used where the green space is:*

- a) in reasonably close proximity to the community, it serves;*
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance,*

- recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- c) *local in character and is not an extensive tract of land.*

*103. Policies for managing development within a Local Green Space should be consistent with those for Green Belts.”*

Neighbourhood plans should also consider setting local design policy:

*“127. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities, so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.”*

Where relevant, the revised NPPF, introduces the ability for neighbourhood plans under certain conditions to alter Green Belt boundaries:

Guidance is provided on community-led renewable energy initiatives:

*“156. Local planning authorities should support community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning.”*

### **South Lakeland Local Plan Policies**

The following South Lakeland Development Plan policies are relevant to the drafting of the Allithwaite and Cartmel Neighbourhood Development Plan.

### **South Lakeland Core Strategy (Adopted October 2010)**

CS1.1 Sustainable development principles

CS1.2 The Development Strategy

CS4 Cartmel Peninsula

CS6.1 Meeting the Housing Requirement

CS6.2 Dwelling Mix and Type

CS6.3 Provision of Affordable Housing

CS6.4 Rural Exception Policy

CS6.5A Gypsies and Travellers

CS6.5B Travelling Show People

CS6.6 Making Effective and Efficient Use of Land and Buildings

CS7.1 Meeting the Employment Requirement

CS7.2 Type of Employment Land Required and Sectoral Split

CS7.3 Education and Skills

CS7.4 Rural Economy

CS7.5 town centre and

retail strategy

CS7.6 Tourism Development

CS7.7 Opportunities Provided by Energy and The Low Carbon Economy

CS8.1 Green Infrastructure

CS8.2 Protection and Enhancement of Landscape and Settlement Character

CS8.3A Accessing Open Space, Sport, and Recreation

CS8.3B Quantity of Open Space, Sport, and Recreation

CS8.4 Biodiversity and Geodiversity

CS8.5 Coast

CS8.6 Historic Environment

CS8.7 Sustainable Construction, Energy Efficiency and Renewable Energy

CS8.8 Development and Flood Risk

CS8.10 Design

CS9.1 Social and Community Infrastructure

CS9.2 Developer Contributions

CS10.1 Accessing Services.

CS10.2 Transport Impact of New Development

### **South Lakeland Land Allocations DPD (Adopted Dec 2013)**

LA1.0 Presumption in Favour of Sustainable Development:

LA1.1: Development Boundaries

LA1.3: Housing Allocations

LA1.9: Green Gaps

LA1.10: Existing Green Infrastructure

LA1.11: Existing Outdoor Formal Sports Facilities

LA3.2: Mixed-Use Allocation at Land South of Allithwaite Road, Kent's Bank, Grange- Over-Sands (This Policy relates to land in Grange-over-Sands which abuts the Allithwaite and Cartmel boundary)

LA3.3: Mixed-Use Allocation at Guide's Lot, Grange-Over-Sands (This Policy relates to land in Grange-over-Sands which abuts the Allithwaite and Cartmel boundary)

### **South Lakeland Development Management Policies DPD**

DM1 General Requirements for all development

DM2 Achieving Sustainable High-Quality Design

DM3 Historic Environment

DM4 Green and Blue Infrastructure, Open Space, Trees, and Landscaping

DM5 Rights of Way and Other Routes Providing Pedestrian, Cycle and Equestrian Access

DM6 Flood Risk Management and Sustainable Drainage Systems

DM7 Addressing Pollution, Contamination Impact and Water Quality

DM8 High Speed Broadband for New Developments

DM9 Parking Provision, new and loss of car parks

DM11 Accessible and Adaptable Homes

DM12 Self Build and Custom Build Housing

DM14 Rural Exception Sites

DM15 Essential Dwellings for Workers in the Countryside  
DM16 Conversion of Buildings in Rural Areas  
DM17 Retention of Community Facilities  
DM18 – Tourist accommodation - caravans, chalets, log cabins, camping, and new purpose-built self-catering accommodation (outside the Arnside and Silverdale AONB)  
DM19 – Equestrian related development  
DM20 – Advertisements, Signs and Shopfronts  
DM21 – Renewable and Low Carbon Energy Development  
DM22 – Hot Food Takeaways  
DM23 – Retail Uses Outside of Town Centres  
DM25 – Agricultural Buildings  
DM26 – Gypsies, Travellers and Travelling Showpeople  
DM27 – Enforcement

## **Appendix 2 – Evidence Base**

### **Allithwaite and Cartmel**

Regulation 14 Consultation Responses  
Allithwaite and Cartmel Local Greenspace Assessment SLDC Data re: Second Homes  
Questionnaire Results (July 2016)  
Allithwaite and Cartmel Community Plan consultation 2013 Cartmel Township Initiative

### **Documents published by South Lakeland District Council SLDC pre 1 April 2023**

SLDC Infrastructure Delivery Plan update 2017  
SLDC (Supplementary Planning Document) Adopted Development Brief for Land South of Allithwaite Road, Kents Bank  
SLDC CIL Charging Schedule 2015 SLDC Council Plan 2021-2026 SLDC Climate Change Action Plan  
SLDC Housing Strategy (SLHS) 2016-2025 SLDC Housing Position Report, March 2021  
SLDC Strategic Housing Market Assessment (SHMA) 2017 SLDC Strategic Flood Risk Assessment  
Cartmel Conservation Area Character Appraisal and guidance  
Emerging Cartmel Conservation Area Management Plan (now adopted as SPD March 2023)

### **Lake District**

Lake District National Park Core Strategy  
Lake District National Park Management Plan

### **Documents published by Cumbria County Council pre 1 April 2023**

Parking Guidelines in Cumbria 2002  
Extra Care Housing and Supported Living Strategy 2016-2025 (Cumbria County Council)  
Cumbria Landscape Character Assessment and Toolkit 2011 Digital Information Strategy 2020-2025:  
Cumbria County Council Planning Obligation Policy:  
Cumbria Cycling Strategy:  
Cumbria Development Design Guide and appendices:

- Cumbria Development Design Guide (PDF 2.7kb)
- Appendix 1 - Parking (PDF 670kb)
- Appendix 2 - Development Management Fees (PDF 273kb)
- Appendix 3 - Criteria for traffic assessment (PDF 427kb)
- Appendix 4 - Highway Design Guidance - Residential (PDF 637kb)
- Appendix 5 - Greenfield Site Calculations (to calculate APC bond) (PDF 251kb)
- Appendix 6 - SuDs components (PDF 893kb)
- Appendix 7 - Drainage Checklist (PDF 642kb)

- Appendix 8 - Highway agreements / obligations (PDF 305kb)
- Appendix 9 - Public Rights of Way Considerations (PDF 213kb)
- Appendix 10 - Road Lighting Specification and Checklist (PDF 494kb)

## **National**

ONS Census data 2011



