



RTPI

mediation of space · making of place

Ainstable NDP

Planning Policy Assessment

And

Evidence Base Review

V2 October 2018

Kirkwells

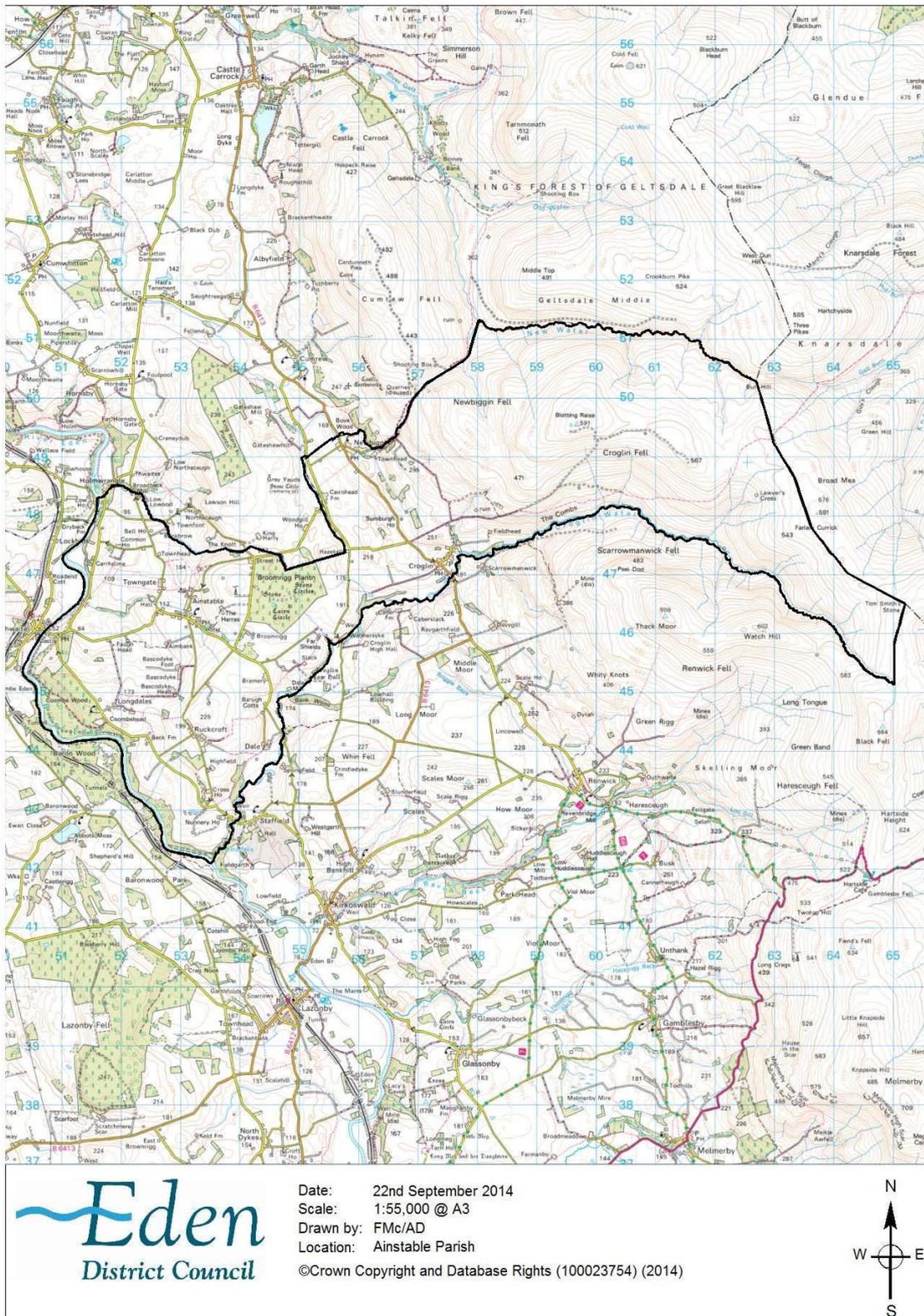
The Planning People

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Document Overview

Map 1 Designated Neighbourhood Area and Parish



1. Ainstable Parish is a rural parish in Eden District, in the east of the County of Cumbria.

It stretches from the eastern banks of the River Eden to the North Pennines AONB where it borders with Northumberland. It includes the villages of Ainstable, Croglin, Newbiggin, and Ruckcroft, as well as the smaller communities of Dale, Longdales, and Towngate plus many individual farms and houses. The area is within Natural England as National Character Area 9. Eden Valley.

2. Ainstable is located about 13 miles north east of Penrith, where there is access to the national motorway network via the M6 and west coast mainline train services.
3. In 2011 the parish had a population of 570 residents. The average (mean) age of residents was 44 years. In total there were 245 household spaces. Of these, 228 (93.1%) had at least one usual resident and 17 (6.9%) had no usual residents.
4. The area of the Parish is 4,655.26 hectares giving a very low population density of just 0.1 persons per hectare.
5. The local planning authority is Eden District Council and the strategic planning policies are set out in the new Eden Local Plan 2014 - 2032 (adopted 2nd October 2018).
6. The NDP is likely to focus on very rural issues as the area is not targeted for significant growth.
- ~~7. Proposed housing sites are limited to a few in Armathwaite, a Local Service Centre in the new emerging Local Plan, but these are largely outside the NDP area. Croglin is also proposed as a Local Service Centre but there are no proposed site allocations for this settlement. Ainstable no longer has a local shop so is proposed to be de-allocated as a Local Service Centre.~~
8. The area has many built and natural environmental assets including 27 listed buildings, significant areas of wildlife and landscape value and a part of the area located within an AONB.

1.0 Introduction

Neighbourhood Development Plans are required to sit within the framework of national, regional and local planning policies, and to be in general conformity with those policies.

This document summarises the national and local planning policies that will have to be taken in to account during the preparation of the proposed Ainstable Neighbourhood Plan. It will form an important background document to the Neighbourhood Plan and should be used as a key point of reference for members of the Neighbourhood Plan Steering Group.

This Planning Policy Evidence Base document has been prepared as a “live” working document and will continue to be reviewed and updated throughout the preparation of the Ainstable Neighbourhood Plan.

2.0 National Planning Policy

2.1 National Planning Policy Framework (NPPF)¹

The NPPF 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 the remainder of this section of the PPA.

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 plan², unless material considerations indicate otherwise³."

Footnote 2:

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

There is a presumption in favour of sustainable development:

"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. 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 a 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

¹ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided all of the following apply¹⁶:

- 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 required¹⁶ 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.¹⁶"

Footnote 16: 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:

“65. 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 allocations³⁰. 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 30:

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.

“66. Where it is not possible to provide a requirement figure for a neighbourhood area³¹, 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 31: 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:

“69. Neighbourhood planning groups should also consider the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 68a) suitable for housing in their area.”

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

“99. 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.

100. 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.*

101. 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:

“125. 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:

“136. Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period. Where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through non-strategic policies, including neighbourhood plans.”

Under a Community Right to Build Order development may not be inappropriate in the Green Belt.

“146. Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

f) development brought forward under a Community Right to Build Order or Neighbourhood Development Order.”

Guidance is provided on community-led renewable energy initiatives:

“152. 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.”

Finally, the NPPF sets out how the revised framework should be implemented.

“214. The policies in the previous Framework will apply for the purpose of examining plans, where those plans are submitted⁶⁹ on or before 24 January 2019. Where such plans are withdrawn or otherwise do not proceed to become part of the development plan, the policies contained in this Framework will apply to any subsequent plan produced for the area concerned.”

Footnote 69: For neighbourhood plans, ‘submission’ in this context means where a qualifying body submits a plan proposal to the local planning authority in accordance with regulation 15 of the Neighbourhood Planning (General) Regulations 2012.

2.2 National Planning Practice Guidance (NPPG)²

National Planning Practice Guidance (NPPG) is a web-based resource which brings together planning guidance on various topics into one place. It was launched in March 2014 and coincided with the cancelling of the majority of Government Circulars which had previously given guidance on many aspects of planning. It is important to note that the guidance is exactly that, guidance, and should not be seen as representing Government policy. To view the NPPG please visit the dedicated website.

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4. Designating a neighbourhood area
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6. Consulting on, and publicising, a neighbourhood plan or Order
7. Submitting a neighbourhood plan or Order to a local planning authority
8. The independent examination
9. The neighbourhood planning referendum
10. A summary of the key stages in neighbourhood planning
11. The basic conditions that a draft neighbourhood plan or Order must meet if it is to proceed to referendum
12. Updating a neighbourhood plan

What is neighbourhood planning?

Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.

Paragraph: 001 Reference ID: 41-001-20140306

Revision date: 06 03 2014

What can communities use neighbourhood planning for?

² <http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/what-is-neighbourhood-planning/>

Local communities can choose to:

- set planning policies through a neighbourhood plan that is used in determining planning applications.
- grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.

Neighbourhood planning is not a legal requirement but a right which communities in England can choose to use. Communities may decide that they could achieve the outcomes they want to see through other planning routes, such as incorporating their proposals for the neighbourhood into the Local Plan, or through other planning mechanisms such as Local Development Orders and supplementary planning documents or through pre-application consultation on development proposals. Communities and local planning authorities should discuss the different choices communities have to achieving their ambitions for their neighbourhood.

Paragraph: 002 Reference ID: 41-002-20140306

Revision date: 06 03 2014

Note also:

Para 004 - A neighbourhood plan should support the strategic development needs set out in the [Local Plan](#) and plan positively to support local development. A neighbourhood plan must address the development and use of land. This is because if successful at examination and referendum the neighbourhood plan will become part of the statutory development plan once it has been made (brought into legal force) by the planning authority. Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

Para 009 - A draft neighbourhood plan must be in general conformity with the strategic policies of the development plan in force if it is to meet the [basic condition](#). A draft Neighbourhood Plan is not tested against the policies in an emerging Local Plan although the reasoning and evidence informing the Local Plan process may be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested.

Where a neighbourhood plan is brought forward before an up-to-date Local Plan is in place, the qualifying body and the local planning authority should discuss and aim to agree the relationship between policies in:

- the emerging neighbourhood plan
- the emerging Local Plan
- the adopted development plan

with appropriate regard to national policy and guidance.

Para 065 - only a draft neighbourhood Plan or Order that meets each of a set of basic conditions can be put to a referendum and be made. The basic conditions are set out in [paragraph 8\(2\) of Schedule 4B to the Town and Country Planning Act 1990](#) as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. The basic conditions are:

- a. having regard to national policies and advice;

- b. having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest;
- c. having special regard to the desirability of preserving or enhancing the character or appearance of any Conservation Area;
- d. the making of the neighbourhood plan contributes to the achievement of sustainable development;
- e. the making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
- f. the making of neighbourhood plan does not breach, and is otherwise compatible with, EU obligations
- g. prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.

2.3 Ministerial Statements

From time to time, ministers give statements on planning policy which have the effect of introducing changes to established policy. The following statements are relevant to neighbourhood planning:

Written Statement: Support for Small Scale Developers, Custom and Self-Builders, 28 November 2014³

This introduced a number of changes to the National Planning Practice Guidance (NPPG) with regard to Section 106 planning obligations, including the introduction of a threshold beneath which affordable housing contributions should not be sought.

The Ministerial statement indicated that:

- (a) For sites of 10 units or less and which have a maximum combined gross floor space of 1,000 square metres, affordable housing and tariff style contributions should not be sought.
- (b) In designated rural areas (under Section 157 of the Housing Act 1985), authorities may choose to implement a lower threshold of five units or less, beneath which affordable housing and tariff style contributions should not be sought.
- (c) Affordable housing and tariff style contributions should not be sought in relation to residential annexes and extensions.
- (d) A financial credit, equivalent to the existing gross floor space of any vacant buildings brought back into any lawful use or demolished for re-development, should be deducted from the calculation of any affordable housing contributions sought from relevant development schemes.

Written Statement to Parliament: Planning Update, 25 March 2015⁴

³ <http://www.parliament.uk/documents/commons-vote-office/November%202014/28%20Nov%202014/2.%20DCLG-SupportForSmallScaleDevelopersCustomAndSelf-Builders.pdf>

⁴ <https://www.gov.uk/government/speeches/planning-update-march-2015>

Local planning authorities and qualifying bodies preparing neighbourhood plans should not set in their emerging Local Plans, neighbourhood plans, or supplementary planning documents, any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings. This includes any policy requiring any level of the [Code for Sustainable Homes](#) to be achieved by new development; the government has now withdrawn the code. The optional new national technical standards should only be required through any new Local Plan policies if they address a clearly evidenced need, and where their impact on viability has been considered, in accordance with the [National Planning Policy Framework and Planning Guidance](#). Neighbourhood plans should not be used to apply the new national technical standards.

Written Statement to Parliament: Wind Energy, 18 June 2015⁵

This statement indicated that, when determining planning applications for wind energy development involving one or more wind turbines, local planning authorities should only grant planning permission if:

- the development site is in an area identified as suitable for wind energy development in a Local or Neighbourhood Plan; and
- following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.

In applying these new considerations, suitable areas for wind energy development will need to have been allocated clearly in a Local or Neighbourhood Plan. Maps showing the wind resource as favourable to wind turbines, or similar, will not be sufficient.

Written Statement to Parliament: Neighbourhood Planning (HCWS346) – 12th December 2016⁶

Neighbourhood planning was introduced by the Localism Act 2011, and is an important part of the Government's manifesto commitment to let local people have more say on local planning. With over 230 neighbourhood plans in force and many more in preparation, they are already a well-established part of the English planning system. Recent analysis suggests that giving people more control over development in their area is helping to boost housing supply – those plans in force that plan for a housing number have on average planned for approximately 10% more homes than the number for that area set out by the relevant local planning authority.

The Government confirms that where a planning application conflicts with a neighbourhood plan that has been brought into force, planning permission should not normally be granted. However, communities who have been proactive and worked hard to bring forward neighbourhood plans are often frustrated that their plan is being undermined because their local planning authority cannot demonstrate a five-year land supply of deliverable housing sites.

This is because Paragraph 49 of the National Planning Policy Framework states that if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites relevant policies for the supply of housing should not be considered up-to-date, and housing applications should be considered in the context of the presumption in favour of sustainable development.

⁵ <http://www.publications.parliament.uk/pa/cm201516/cmhansrd/cm150618/wmstext/150618m0001.htm>

⁶ <https://www.parliament.uk/business/publications/written-questions-answers-statements/written-statement/Commons/2016-12-12/HCWS346/>

As more communities take up the opportunity to shape their area we need to make sure planning policy is suitable for a system with growing neighbourhood plan coverage. Building on proposals to further strengthen neighbourhood planning through the Neighbourhood Planning Bill, I am today making clear that where communities plan for housing in their area in a neighbourhood plan, those plans should not be deemed to be out-of-date unless there is a significant lack of land supply for housing in the wider local authority area. We are also offering those communities who brought forward their plans in advance of this statement time to review their plans.

This means that relevant policies for the supply of housing in a neighbourhood plan, that is part of the development plan, should not be deemed to be 'out-of-date' under paragraph 49 of the National Planning Policy Framework where all of the following circumstances arise at the time the decision is made:

- this written ministerial statement is less than 2 years old, or the neighbourhood plan has been part of the development plan for 2 years or less;
- the neighbourhood plan allocates sites for housing; and the local planning authority can demonstrate a three-year supply of deliverable housing sites.

This statement applies to decisions made on planning applications and appeals from today. This statement should be read in conjunction with the National Planning Policy Framework and is a material consideration in relevant planning decisions.

My Department will be bringing forward a White Paper on Housing in due course. Following consultation, we anticipate the policy for neighbourhood planning set out in this statement will be revised to reflect policy brought forward to ensure new neighbourhood plans meet their fair share of local housing need and housing is being delivered across the wider local authority area. It is, however, right to take action now to protect communities who have worked hard to produce their neighbourhood plan and find the housing supply policies are deemed to be out-of-date through no fault of their own.

3.0 Eden District Council Planning Policies

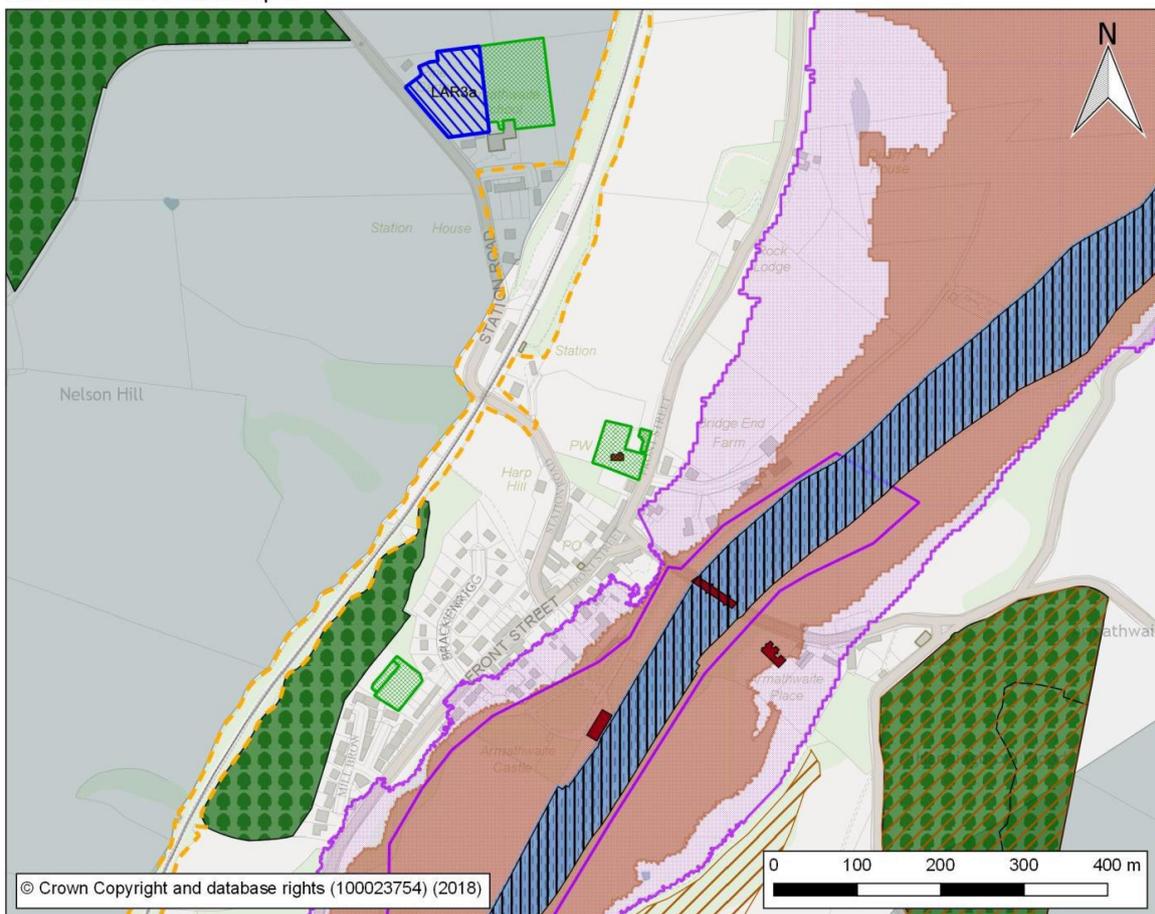
3.1 Eden Local Plan 2014 - 2032⁷

The Eden Local Plan is a full Local Plan, which covers Eden District for the years 2014 to 2032. The new Local Plan was adopted on 2nd October 2018. The new Local Plan replace existing 'saved' policies contained in the 1996 Eden Local Plan and all policies in the 2010 Eden District Core Strategy.

Inset Maps (from Policies Map)

Armathwaite (Key Hub)

Armathwaite Inset Map 5

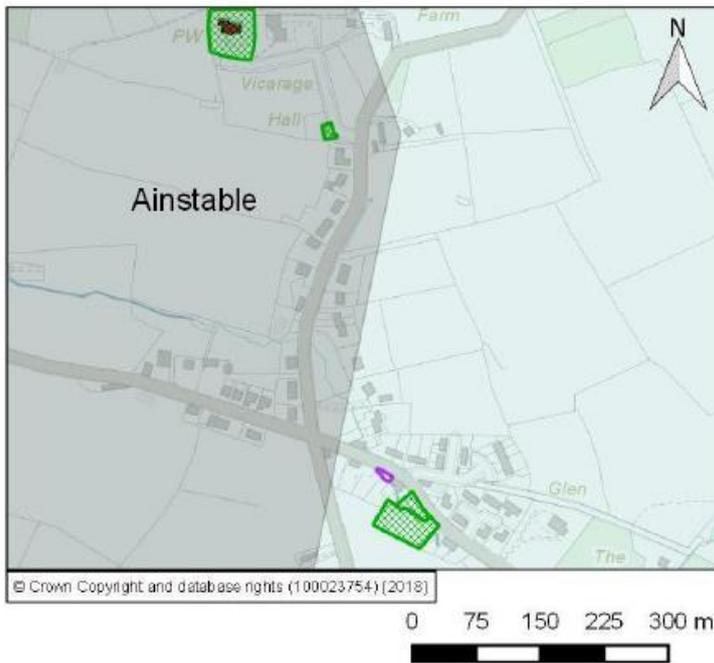


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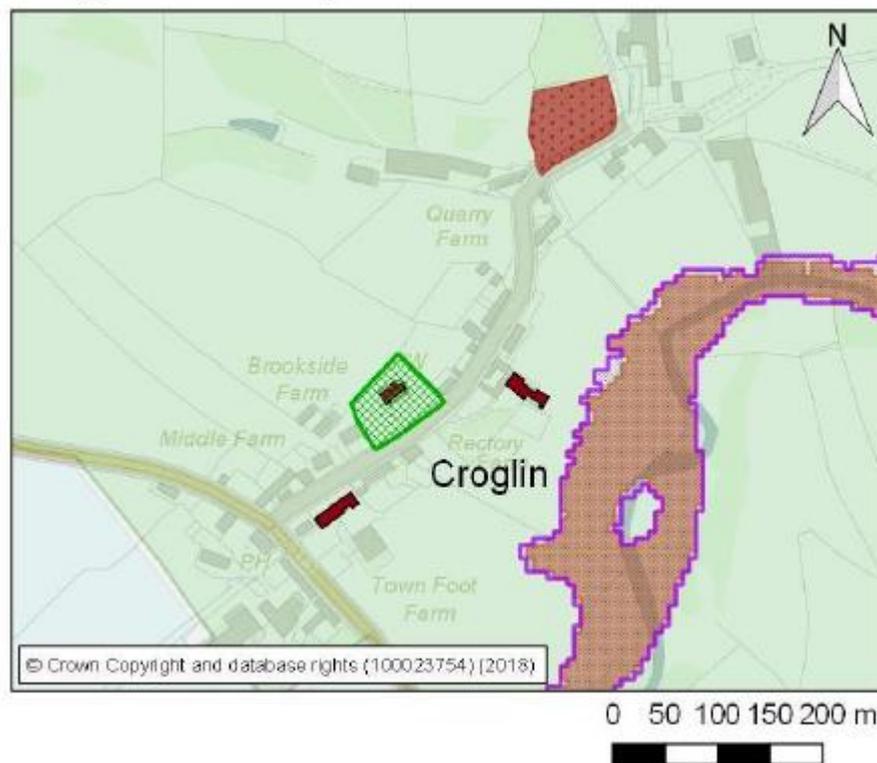
⁷ <https://www.eden.gov.uk/planning-and-building/eden-local-plan-2014-to-2032/>

Smaller Villages and Hamlets

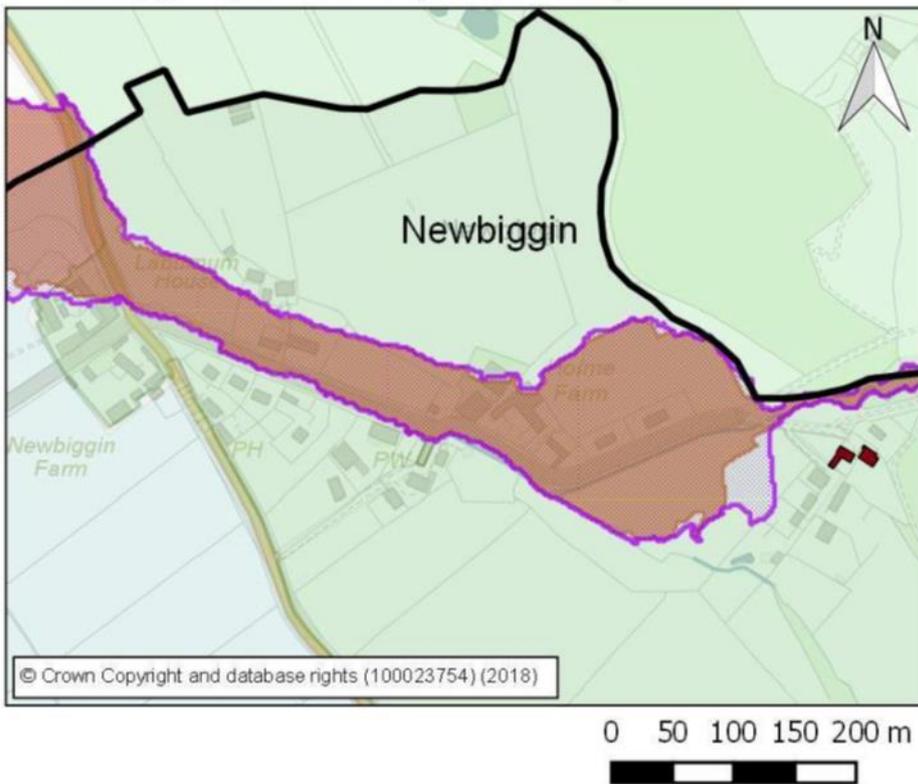
Ainstable Inset Map 21



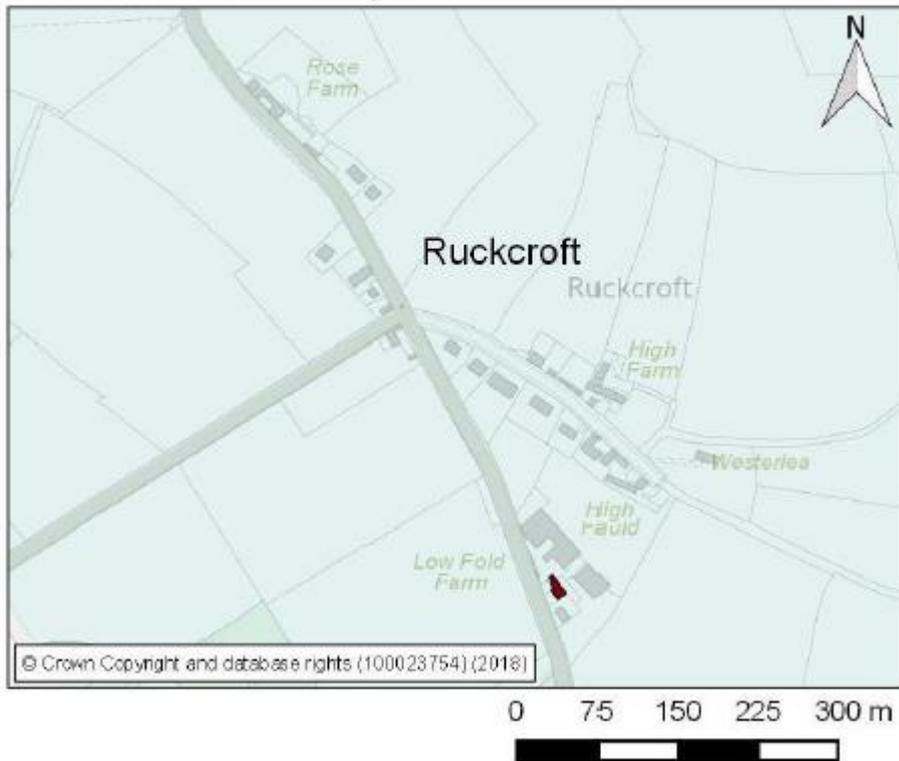
Croglin Inset Map 37



Newbiggin (Ainstable) Inset Map 88



Ruckcroft Inset Map 106



Legend

1. The legend below applies to all the inset maps in this booklet.



Eden
District Council

Planning Policy Team
Eden District Council
Mansion House
Penrith
Cumbria CA11 7YG

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Eden District Planning Area
Local Plan
2014 - 2032

Policy Map Legend

<ul style="list-style-type: none"> Eden District boundary Local Plan Area boundary Lake District National Park boundary Yorkshire Dales National Park boundary Lake District National Park extension area Yorkshire Dales National Park extension area Inset Maps 	<p>1 to 4 - Main town and Market towns; 5 to 19 - Key hubs; 20 to 121 - Villages and hamlets Note: All areas outside of the main town and market towns comprises the designated rural area.</p>
<p>Development in the Right Place</p> <ul style="list-style-type: none"> Flood Risk Zone 2 Flood Risk Zone 3 Ethylene Pipeline Hazard Area 	
<p>Decent Homes for All</p> <ul style="list-style-type: none"> Housing Allocation Future Growth Site Mixed Use Allocation Gypsy and Traveller Site 	
<p>A Strong Economy</p> <ul style="list-style-type: none"> Employment Allocation Primary Shopping Area District / Town Centre 	
<p>A Rich Environment</p> <ul style="list-style-type: none"> County Wildlife Site Limestone Pavement Order Local Nature Reserve National Nature Reserve Regionally Important Geological and Geomorphological Site Site of Special Scientific Interest Special Area of Conservation Special Protection Area Ancient Woodland Area of Outstanding Natural Beauty Wind Energy Suitable Area - small scale Wind Energy Suitable Area - medium / large scale Groundwater Source Protection Zone 1 Groundwater Source Protection Zone 2 Conservation Area Historic Parks and Gardens Listed Building Scheduled Ancient Monument 	
<p>Thriving Communities</p> <ul style="list-style-type: none"> Public Open Space 	

Policy DEV2 - Water Management and Flood Risk
Policy DEV2 - Water Management and Flood Risk

Policies AL1, AP1, KS1, PEN1, RUR1
Policy AP1, KS1, PEN1, RUR1
Policy AL1
Policy HS7 - Gypsy and Traveller Site

Policies AL1, AP1, KS1, PEN1
Policy EC7 - Town Centres and Retailing
Policy EC7 - Town Centres and Retailing

Policy ENV1 - Protection and Enhancement of the Natural Environment, Biodiversity and Geodiversity
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Policy ENV1 - Protection and Enhancement of the Natural Environment, Biodiversity and Geodiversity
Policy ENV2 - Protection and Enhancement of Landscape and Trees
Policy ENV3 - The North Pennines Area of Outstanding Natural Beauty
Policy ENV6 - Renewable Energy
Policy ENV6 - Renewable Energy
Policy ENV9 - Other Forms of Pollution
Policy ENV9 - Other Forms of Pollution
Policy ENV10 - The Historic Environment
Policy ENV10 - The Historic Environment
Policy ENV10 - The Historic Environment
Policy ENV10 - The Historic Environment

Policy COM2 - Protection of Open Space, Sport, Leisure and Recreation Facilities

3. A Planning Strategy for Eden District

Relevant Strategic Planning Policies to Ainstable NDP include the following:

Policy LS1 - Locational Strategy

New development will be distributed as set out below:

Our Main Town - Penrith: Penrith will benefit from sustained development appropriate to that of a larger town. There will be improved town centre facilities and public realm; development of strategic employment sites around the town; provision of large scale new housing development to the east and north; and an improving strategic road network and public transport system.

Market Towns - Alston, Appleby and Kirkby Stephen: Market towns will be the focus for moderate development appropriate to the scale of the town, including new housing, the provision of new employment and improvements to accessibility.

Key Hubs – Thirteen Key Hubs will be the focus for development to sustain local services appropriate to the scale of the village and its hinterland, including new housing, the provision of employment and improvements to accessibility. Unless proposed in this plan, new housing developments which would increase the size of a village by more than 10% on a single site will not normally be supported. Proposals will only be acceptable where they respect the historic character and form of the village.

The Key Hubs are: Armathwaite, Brough and Church Brough, Culgaith, Greystoke, High and Low Hesketh, Kirkby Thore, Langwathby, Lazonby, Nenthead, Plumpton, Shap, Stainton, Tebay.

Smaller Villages and Hamlets: Development of an appropriate scale, which reflects: the existing built form of the settlement, adjoining and neighbouring development to the site, and the service function of the settlement, will be permitted within Smaller Villages and Hamlets, to support the development of diverse and sustainable communities. Development in these locations will be permitted in the following circumstances:

☐ Where it reuses previously-developed land (PDL) defined in Appendix 2.

☐ Where it delivers new housing on greenfield sites only, in accordance with the local connection criteria defined in Appendix 6.

The Smaller Villages and Hamlets are: Aiketgate, **Ainstable**, Blencarn, Blencow, Bolton, Brackenber, Brampton, Brough Sowerby, Brougham, Burrells, Calthwaite, Catterlen, Cliburn, Clifton, Clifton Dykes, Colby, Crackenthorpe, **Croglin**, Crosby Garrett, Crosby Ravensworth, Dufton, Eamont Bridge, Edenhall, Ellonby, Gaisgill, Gamblesby, Garrigill, Glassonby, Great Asby, Great Musgrave, Great Ormside, Great Salkeld, Great Strickland, Greystoke Gill, Hackthorpe, Hartley, High Bank Hill, Hilton, Hunsonby, Hutton End, Ivegill, Johnby, Kaber, Keld, Kelleth, Kings Meaburn, Kirkoswald Knock, Laithes, Lamonby, Leadgate, Little Asby, Little Musgrave, Little Salkeld, Little Strickland, Long Marton, Longdale, Low Braithwaite, Low Moor, Maulds Meaburn, Melkinthorpe, Melmerby, Milburn, Millhouse, Morland, Motherby, Murton, Nateby, **Newbiggin (Ains)**, Newbiggin (Dacre), Newbiggin (Temple Sowerby), Newbiggin-on-Lune, Newby, Newton Reigny, North Dykes, Old Town (High Hesketh), Orton, Ousby, Outhgill, Pallet Hill, Raisbeck, Ravenstonedale, Reagill, Renwick, Roundthorn, Roundthwaite, **Ruckcroft**,

Sandford, Skelton, Skirwith, Sleagill, Sockbridge and Tirril, Soulby, South Dykes, Southwaite, Temple Sowerby Unthank (Gamblesby), Waitby, Warcop, Winskill, Winton, Yanwath.

All development must be of a high quality design and will be restricted to infill sites, which fill a modest gap between existing buildings within the settlement; rounding off, which provides a modest extension beyond the limit of the settlement to a logical, defensible boundary; and the reuse of traditional rural buildings and structures, subject to the criteria set out in Policy RUR3. Villages have been identified on the basis that they contain a coherent and close knit group of ten or more dwellings, which are well related and in close proximity to each other, or clustered around a central element or feature, as opposed to areas of scattered and poorly related development.

Other Rural Areas (outside the Key Hubs and Smaller Villages and Hamlets) – Development will be restricted to the re-use of traditional buildings, the provision of affordable housing as an exception to policy only, or where proposals accord with other policies in the Local Plan. Some market housing may be acceptable in accordance with the criteria in Policy HS1. To qualify as rural exceptions housing the site must be in a location considered suitable for the development of affordable housing.

Evidence will need to be given as to why the scheme's benefits to the locality are such that it justifies an exception to policy.

Where a neighbourhood plan or order has been brought forward to increase the amount of development above the levels envisaged under this policy this will take any precedence over policies in this plan.

3.1.4 Thirteen 'Key Hubs' have been identified where we expect modest amounts of market led development to occur, to help meet local need and enable services to be protected and enhanced.

On non-allocated sites, housing development which increases the size of a village by more than 10% on a single site will not normally be supported. A proposal that would increase the size of the village by more than 10% may be supported where the particular circumstances and context of the development is appropriate and the development respects the historic character and form of the village. Villages are identified as hubs if they contain more than one hundred properties and a primary school, or a GP surgery. In addition, a range of criteria, including the provision of retail and transport facilities, was used to select the most sustainable settlements as Key Hubs. It is accepted that the level of service provision, and size of villages could fluctuate over the plan period. However the list of key hubs identified is fixed until any future review of the Local Plan.

3.1.5 One hundred and two 'Smaller Villages and Hamlets' have been identified where no sites will be allocated for development, **but where small scale, sensitive development will be allowed to help meet local demand, providing it is limited to infill or 'rounding off' development or the re-use of redundant traditional rural buildings and structures only.** The scale of modest infill and rounding off development will be proportionate to the scale and form of the site and the settlement within which it is located. This approach will consider proposals on a case by case basis, based on their individual merits, and against other policies of relevance within the Local Plan, and is considered preferable to a prescriptive approach particularly given the diversity of the Smaller Villages and Hamlets within the District. The scale of development would also be self-constrained by the overarching requirement for the proposal to meet local demand only and be restricted by the local connection criteria identified in Appendix 6. Proposals of between 6 and 10 units, or where the total

gross internal floor space exceeds 1000m², will be expected to provide a financial contribution towards the provision of some affordable housing for local occupancy. Villages and hamlets have been identified on the basis that they are a coherent and close knit grouping of ten or more dwellings, which are well related and in close proximity to each other, or clustered around a central element or feature, as opposed to areas of scattered and poorly related development. Where new housing is located on greenfield land a local connection restriction will apply. A local connection restriction will not apply to new housing located on previously developed land. The Council recognises that there may be some villages and hamlets where local communities aspire to bring forward additional development or allocate sites to help support local services. The Council will offer support in these circumstances to help them develop neighbourhood plans or orders to deliver these aspirations.

3.1.6 Outside these areas new development will be limited to the sensitive re- use of existing traditional buildings, essential agricultural workers dwellings, for 100% affordable ‘exceptions’ housing only or where proposals accord with other policies in the Local Plan. This policy aims to recognise that sporadic development in the countryside must be avoided, but there may be rare cases where schemes come forward which would be an asset to the district.

3.1.7 This hierarchy and distribution is intended to endure. Should the function of settlements change or there be significant changes to the pattern of facilities this approach will be reviewed as part of a review of this plan.

A minimum of 242 homes per year (a total of 4,356) will be built in Eden District over the eighteen years between 2014/15 and 2031/32. New housing will be developed throughout the district to ensure a rate of housing completions in accordance with the following targets and proportions

Policy LS2 - Housing Targets and Distribution

A minimum of 242 homes per year (a total of 4,356) will be built in Eden District over the eighteen years between 2014/15 and 2031/32. New housing will be developed throughout the district to ensure a rate of housing completions in accordance with the following targets and proportions:

	Target	Distribution	Site allocations?	Completed	Already under construction or permitted	Windfall	Residual Requirement	Annual Requirement	
Target	4356	100%							
Towns									
Penrith	2178	50%	Yes	246	1098	N/A	835	56	
Alston	131	3%	Yes	6	65	N/A	60	4	
Appleby	392	9%	Yes	110	73	N/A	209	14	
Kirkby Stephen	305	7%	Yes	23	146	N/A	136	9	
Total Towns	3006	69%		385	1382	N/A	1239	83	
Rural Areas									
Key Hubs	871	20%	Yes	124	290	261	196	13	
Villages and Hamlets	479	11%	No	125	647	N/A	-293	-20	
Total Rural	1350	31%		249	937	261	-94	-6	
Total	4356	100%		634	2319	261	1142	76	

3.18 Rural Areas

A Vision for Eden's Rural Areas

The distinctiveness and high quality of life that characterise Eden's extensive patchwork of villages will be maintained. New development will be sympathetic to its surroundings and fit in with the local landscape and architecture, and land outside settlements will be prized and protected.

Services and facilities will continue to be supported in the rural villages. A sense of local community and belonging will be maintained and reinforced, with decisions made at community level as far as possible.

New opportunities to support and encourage the tourism sector will be explored and exploited.

3.19 Objectives

3.19.1 The objectives for the Eden's Rural Areas are:

- ☑ To protect and enhance their landscape setting and historic environment.
- ☑ To allow for sensitively designed small scale new development to help sustain services.
- ☑ To encourage self-build housing as a means of allowing local people to meet their own housing needs.
- ☑ To encourage tourism as a means of sustaining the rural economy.
- ☑ To allow for the sensitive conversion of traditional rural buildings to active use.
- ☑ To devolve plan-making to local level where possible, by offering support to communities producing neighbourhood plans.

Policy RUR1 – A Plan for the Key Hubs

The Plan for the Key Hubs aims to deliver:

New Homes – Land for 871 new homes will be provided in the Key Hubs during the plan period. These are Armathwaite, Brough and Church Brough, Culgaith, Greystoke, High and Low Hesket, Kirkby Thore, Langwathby, Lazonby, Nenthead, Plumpton, Shap, Stainton and Tebay.

New Homes – An additional 2.92 hectares of employment land is allocated in Brough and Church Brough, and Tebay.

New housing will be developed in the Key Hubs in accordance with the following targets:

Settlement	Target	Windfall Allowance	Commitments	Completions	Residual requirement
Armathwaite	24	7	3	2	12

Land for housing is allocated on the following sites:

Key hub	Ref	Address	Area (ha)	Total
Armathwaite	LAR3a	Land to north east of Armathwaite	0.73	15

(Outside NDP area)

Policy RUR2 - New Agricultural Buildings

New agricultural buildings should be integrated into the existing farm complex wherever possible to reflect the traditional clustering of rural buildings. Where there is justification for a new farm building to be built in isolation from existing buildings, permission will be granted where the following criteria have been met:

- ☑ The proposal carefully considers topography and landform and how the building can be sited to minimise its visual and landscape impact.
- ☑ Opportunities have been taken to retain existing planting and introduce new native tree planting to help screen new buildings where necessary.
- ☑ The proposal utilises subdued colours to reduce the visual prominence of the new building.

Policy RUR3 - Re-use of Redundant Buildings in Rural Areas

The re-use of redundant traditional rural buildings and structures for housing, employment, tourism (including holiday accommodation), recreation and community uses will be supported in rural areas where it meets each of the following criteria:

- ☑ The building is capable of conversion without the need for extension, significant alteration or full reconstruction.
- ☑ It can be demonstrated that the building is of sufficient architectural quality to make it worthy of retention.
- ☑ The proposal is of a high quality design, retaining the design, materials and external features that contribute positively to the character of the building and its surroundings.
- ☑ The building and its curtilage can be developed without having an adverse effect on the historic environment, the character of the local landscape or its setting.
- ☑ It can be demonstrated that there is no significant impact on local biodiversity, including protected habitats and species.
- ☑ The building can be serviced by existing utilities, or where the provision of new utilities is necessary, such provision can be achieved without resulting in unacceptable adverse impacts on the landscape or rural character of the area.
- ☑ The building is adjacent to or in close proximity to an existing habitable dwelling and the public road network, or where this is not the case and the conversion of such a building is justified, the

building is capable of being converted without causing adverse harm to the landscape or rural character of the area.

☐ Access is in place or can be created without damaging the surrounding area's rural character.

☐ The proposal will not conflict with existing land uses.

When granting planning permission for any development under this policy the Council will remove permitted development rights where appropriate. This would normally apply to the building and its curtilage.

Policy RUR4 - Employment Development and Farm Diversification in Rural Areas

Employment developments of an appropriate scale (including new build and live/work units) will be supported in rural areas where they meet the following criteria:

☐ Wherever possible they involve the re-use of suitable redundant traditional rural buildings.

☐ Help towards the diversification of the rural economy.

☐ Do not have a significant transport impact.

Are of a scale and type sympathetic to the area within which they are proposed.

☐ Would respect and reinforce local landscape character, the historic environment and not cause harm to the natural environment, through the use of good design.

Diversification of activities on existing farm units will be permitted provided:

☐ They will help sustain an existing farm business.

☐ They are of a scale which is consistent to the location of the farm holding.

☐ They would not prejudice the agricultural use of the unit

4. Policies Guiding New Development

4.1 Development Principles

Relevant Development Management policies to the Ainstable NDP include the following:

Policy DEV1 - General Approach to New Development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves economic, social and environmental conditions in the area.

Planning applications that accord with policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permissions unless material considerations indicate otherwise – taking into account whether:

☒ Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or

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

Policy DEV2 - Water Management and Flood Risk

New development must be in a location which meets each of the following criteria:

☒ Avoids risks to the water supply, or includes sufficient mitigation measures to ensure that there is no risk to water supply.

☒ Would not compromise the effectiveness of existing flood defences.

☒ Meets the sequential approach to development in flood risk areas. Inappropriate development will not be permitted in flood zones 2 and 3, critical drainage areas or areas which have a history of groundwater flooding, or where it would increase flood risk elsewhere unless there is an overriding need and a clear absence of a suitable alternative site. If sites, as an exception, need to be developed in areas at risk of flooding, suitable flood protection measures will be required. Major development, defined in Appendix 2, should be informed by a flood risk assessment.

New development must incorporate Sustainable Drainage Systems (SuDS), where practicable, to manage surface water run-off. All applications for major development, defined in Appendix 2, will be subject to review by the Lead Local Flood Authority.

Surface water should be discharged in the following order of priority:

1. To an adequate soakaway or some other form of infiltration system
2. By an attenuated discharge to a watercourse
3. By an attenuated discharge to a public surface water sewer
4. By an attenuated discharge to a public combined sewer

Applicants will need to submit clear evidence demonstrating why there is no alternative option but to discharge surface water to the public sewerage system and that the additional discharge can be accommodated. The presumption will be against the discharge of surface water to the public sewerage network.

Policy DEV3 - Transport, Accessibility and Rights of Way

New development will be encouraged in areas with existing public transport availability, or in areas where new development is likely to lead to the creation of available public transport. Developments likely to generate severe adverse travel impacts will not be permitted where they are in isolated or difficult to access locations unless an overwhelming environmental, social or economic need can be demonstrated.

Development will be refused if it will result in a severe impact in terms of road safety and increased traffic congestion. Development should provide safe and convenient access for pedestrians, cyclists and disabled people.

Proposals will be expected to adhere to guidance and standards issued by the Highways Authority on the number of parking spaces to be provided (including for the disabled and for bicycles).

Applications for major development (defined in Appendix 2), will be expected to be accompanied by a Travel Plan and/or a Transport Assessment showing all the following criteria:

How the site will be safely connected to public transport.

☐ How the site will meet the needs and safety concerns of pedestrians and cyclists.

☐ How the impact of any heavy goods vehicles accessing the site will be minimised, including during the construction phase.

☐ The impact of the development on the local highway network.

☐ How the site will ensure the permeability and accessibility of the area.

☐ How the site safely and conveniently links to main attractors (such as schools, retail and employment uses).

Development will not be supported where it meets any of the following criteria, individually or cumulatively in combination with other development proposals:

☐ It would prevent the future opening of any road or rail schemes under consideration.

☐ It would remove an existing right of way, unless there is no alternative suitable location and the benefits from the development would justify the loss, or where an acceptable diversion is provided and a legal diversion order obtained.

☐ It would lead to a material increase or significant change in the character of traffic (vehicles, pedestrians, cyclists, horse riders and animals) using a rail crossing, unless it can be demonstrated that safety will not be compromised, in consultation with Network Rail.

☐ Evidence shows that there would be a severe, unmitigated impact of the surrounding highway network.

Policy DEV4 - Infrastructure and Implementation

The scale and pace of new development will be dependent upon sufficient capacity being available in the existing infrastructure networks to meet the demands of new development. Where this cannot be demonstrated, permission for new development will only be granted where additional capacity can be released through better management of existing infrastructure, through the provision of new infrastructure, or in the case of transport infrastructure, where it can be demonstrated through the use of a Transport Statement or Transport Assessments that the residual cumulative impacts of the development will not be severe.

Developer contributions may be sought to fund new infrastructure and a programme of delivery will be agreed before development can take place. Contributions must be necessary to make the development acceptable in planning terms and ensure the viability of development is maintained.

In some cases developer contributions will take the form of a financial contribution. In all cases they will be directly, fairly and reasonably related in scale and kind to the proposed development. Infrastructure requirements are set out in the Infrastructure Delivery Plan.

The ability of a developer to pay contributions, based on an assessment of the economic viability of the development will be considered at the application stage. Negotiations between developers and the Council (advised where appropriate by Cumbria County Council) will determine on a case by case basis whether a developer can feasibly pay contributions to infrastructure without undermining the scheme's viability.

The need for a Community Infrastructure Levy will be reviewed periodically by the Council.

Policy DEV5 - Design of New Development

The Council will support high quality design, which reflects local distinctiveness. All development proposals will be expected to perform highly when assessed against best practice guidance and standards for design, sustainability, and place making.

New development will be required to demonstrate that it meets each of the following criteria:

- ☑ Shows a clear understanding of the form and character of the district's built and natural environment, complementing and enhancing the existing area.
- ☑ Protects and where possible enhances the district's distinctive rural landscape, natural environment and biodiversity.
- ☑ Reflects the existing street scene through use of appropriate scale, mass, form, layout, high quality architectural design and use of materials.
- ☑ Optimises the potential use of the site and avoids overlooking.
- ☑ Protects the amenity of existing residents and business occupiers and provides an acceptable amenity for future occupiers.
- ☑ Uses quality materials which complement or enhance local surroundings
- ☑ Protects features and characteristics of local importance.
- ☑ Provides adequate space for the storage, collection and recycling of waste.
- ☑ Can be easily accessed and used by all, regardless of age and disability.
- ☑ Incorporates appropriate crime prevention measures.

Proposals will be expected to demonstrate that they adhere to the design principles set out in the Eden Design Guide.

Policy HS1 - Affordable Housing

The Council will seek to secure the provision of 30% of all new housing as affordable homes on schemes with 11 or more units, or more than 1,000 square metres of floor space. Where the on-site contribution does not equate precisely to a whole number of units, the contribution will be rounded down to the nearest unit. Size, type and tenure of affordable housing will be negotiated on a site-by-site basis based upon the most up to date evidence of housing need.

In Penrith no contributions will be required on sites of 10 units or less, and with no more than 1,000 square metres of floor space.

In the three Market Towns (Alston, Appleby and Kirkby Stephen), the Key Hubs and the Smaller Villages and Hamlets a commuted sum will be required from sites with 6 to 10 units. This will be secured by means of a planning obligation.

In Other Rural Areas (outside the Key Hubs and Smaller Villages and Hamlets), new housing will be restricted to affordable housing, in an existing settlement comprised of a coherent group of three or more dwellings.

Where it can be demonstrated that application of the policy will render any housing scheme unviable, fewer affordable homes than required by this policy will be acceptable if a financial appraisal provides evidence to justify any reduced provision. This may include potentially higher costs associated with the development of previously developed land.

Planning permission will be linked to an agreement that any affordable housing delivered will remain affordable in perpetuity and occupancy will be restricted to those in the locality as defined in Appendix 5 – Local Connection Criteria for Affordable Housing.

Policy HS2 - Housing in the Smaller Villages and Hamlets

Within the Smaller Villages and Hamlets listed in Policy LS1, permission will be given for housing of an appropriate scale, which reflects the built form of adjoining and neighbouring development to the site and the service function of the settlement, (including sub-division of existing housing) where it meets all of the following criteria:

☐ Where development is restricted to infilling and rounding off of the current village settlement pattern, in accordance with Policy LS1.

☐ The resultant dwelling does not contain more than 150m² gross internal floorspace.

☐ In the case of Greenfield sites a condition or legal agreement restricting occupancy to only those meeting local connection criteria, defined in Appendix 6, will be applied.

Local occupancy restrictions will not be applied where suitable housing comes forward on previously developed land. This is in recognition of the higher costs involved in developing such sites and the opportunities they may bring to help improve the character and appearance of villages and to support local services.

Policy HS3 - Essential Dwellings for Workers in the Countryside

Permission for the development of a dwelling needed to support an agricultural or rural business will be permitted in exceptional circumstances. The circumstances are:

☐ Where it is to be occupied by a full time farm or rural worker with a demonstrable need for a dwelling in that particular locality, or for a dwelling required in association with a rural enterprise, and this need can be substantiated.

☐ Where the agricultural or rural business is profitable and has been in operation for at least three years and can financially support the construction of the dwelling.

☐ The dwelling is limited to a size of 150m² internal floorspace (gross), unless it can be demonstrated that a larger dwelling is needed to support the farm enterprise.

☐ Where the scale of the dwelling is commensurate with the function of the enterprise concerned.

☐ Where the siting and design of the dwelling is well related to existing buildings and the design respects and complements local tradition and setting.

☐ Where development will not have any significant impacts on local landscape, archaeological or conservation interests.

Policy HS4 - Housing Type and Mix

The mix of dwelling types and sizes provided in new residential schemes will be expected to address the nature of local needs as evidenced through each of the following criteria:

☐ Any up to date local housing needs surveys and local housing market assessments.

☐ Any other local housing needs information (e. g. relating to elderly people or special needs).

☐ The location and characteristics of the site.

☐ The type and mix of housing in the locality, including housing age, condition and occupancy.

☐ Current housing market conditions and viability.

Policy HS5 – Accessible and Adaptable Homes

New housing must be designed and constructed in a way that enables it to be adapted to meet the changing needs of its occupants over time.

For this reason the Council will require 20% of new housing on sites of 10 or more new homes to meet the optional Building Regulations Requirement M4(2): Category 2 – Accessible and Adaptable Dwellings.

New development will only be exempt from the requirement where it can be demonstrated by the applicant that it is not practically achievable or financially viable to deliver this policy.

Within Penrith, Alston, Appleby and Kirkby Stephen and the Key Hubs, applications for development specifically for older people or groups who require supported housing will be supported.

Policy HS6 - Community Land Trusts

Applications for development of sites bought forward by a Community Land Trust will be supported, provided that:

☐ The location accords with the locational strategy set out in policy LS1.

☐ The scheme incorporates a range of dwelling sizes, types and tenures appropriate to identified local need.

☐ The scheme has general community support, with evidence of meaningful public engagement.

An element of open market housing on the site will be acceptable where it is demonstrated through a financial appraisal that it is essential to enable the delivery of affordable housing or other community benefits on-site, and the community benefits of the scheme are significantly greater than would be delivered on an equivalent open market site.

Policy EC3: Employment Development in Existing Settlements

Employment development within and adjacent to existing settlements, including proposals outside of the employment allocations listed in the Town Plans, will be permitted where all of the following criteria can be met:

- ☐ Development is of a scale, type and design sympathetic to the location within which it is proposed.
- ☐ Development would not have an unacceptable impact on highways or other forms of infrastructure.
- ☐ Development would not cause harm to local amenity, landscape, ecology, historic environment or other environmental and cultural heritage considerations.
- ☐ The development is capable of achieving appropriate standards of access, servicing, parking and amenity space.

Where development does not meet all of the above criteria, development may still be acceptable when assessed against the wider employment/economic benefits of the scheme.

Policy EC4 - Tourism Accommodation and Facilities

Large scale tourism proposals that would result in a substantial increase in visitor numbers will only be permitted if the following criteria are met:

- ☐ The development proposed improves the range or quality of tourism accommodation and facilities in the area.
- ☐ The site is close to the strategic road network.
- ☐ They offer substantial economic benefits to the district.
- ☐ The development offers the highest possible standards of siting, design and landscaping.
- ☐ The traffic generated by the proposal will not have an unacceptable impact on nearby settlements or the local network.
- ☐ Arrangements have been made to provide access by means other than the private car.
- ☐ The tranquility and dark skies associated with the open countryside are not compromised.

Small scale tourism development will be permitted for permanent structures (e.g. new holiday cottages) where it meets one of the following criteria:

- ☐ Any proposed new-build development is located within a Town or Key Hub.
- ☐ The proposal involves the re-use of an existing building, or previously developed land.
- ☐ The proposed development forms part of a farm diversification scheme.
- ☐ The development proposed is located outside of a Town or Key Hub, but due to the nature of the development proposed it relies upon a specific geographic resource or countryside location, and the specific location selected for the development can be justified.

The Council may impose planning conditions to avoid permanent residential use of such sites where they are located in the open countryside.

Small scale tourism development will be permitted for temporary accommodation (caravan, camping and chalet sites) where it meets all of the following criteria:

- ☒ The site is screened by existing topography and vegetation.
- ☒ Suitable access and car parking arrangements are defined and the site does not give rise to unacceptable impacts on the local road network either through traffic generation from the site itself or through cumulative impacts alongside other sites.
- ☒ The development is capable of being removed without damage or material change to the land on which it was sited.

The Council may impose planning conditions to avoid permanent residential use of such sites or seasonal restrictions where necessary to safeguard the landscape.

Policy EC6 - Telecommunications Infrastructure

Expansion of the electronic communication network will be supported. When considering proposals for new telecommunication equipment the following criteria will be taken into account:

- ☒ Proposals should make use of existing sites and structures wherever possible.
- ☒ The location and appearance of the proposed apparatus and associated structures should seek to minimise impact on the visual amenity, character or appearance of the surrounding area. On buildings apparatus and associated structures should be located and designed in order to seek to minimise impact to the external appearance of the host building.
- ☒ Equipment should not harm sensitive areas, including the historic environment, areas designated for their nature conservation interest and areas of landscape importance, especially the North Pennines Area of Outstanding Natural Beauty.

When considering applications for telecommunications development, regard will be given to the operational requirements of telecommunications networks, the technical limitations of the technology and road safety.

Policy ENV1 - Protection and Enhancement of the Natural Environment, Biodiversity and Geodiversity

New development will be required to avoid any net loss of biodiversity and geodiversity, and where possible enhance existing assets. Should emerging proposals identify potential impacts upon designated sites, regard should be given to the objectives for each of the hierarchy of sites.

The following designations are of international importance and will be afforded the highest level of protection:

International/European Sites

- ☒ Special Areas of Conservation (SAC).
- ☒ Special Protection Areas (SPA).
- ☒ Candidate SACs or SPAs.
- ☒ Ramsar sites.

Where harm cannot be avoided, development will only be permitted where mitigation measures would result in no significant harm being caused. Where the proposal cannot rule out possible significant effects, no alternatives exist and the proposal is deemed to be of overriding public interest, the proposals will only be permitted if adequate compensatory measures can be put in place.

National Sites

The following areas are of national importance to the promotion and protection of biodiversity and geodiversity:

- ☐ Sites of Special Scientific Interest (SSSI).
- ☐ National Nature Reserves (NNR).
- ☐ Limestone Pavement Orders (LPO).

Protection of these sites will be given significant weight when determining planning applications. Proposals which either directly or indirectly impact on the integrity of the sites will only be permitted in exceptional circumstances, where alternative sites have been ruled out and significant benefits have been identified which outweigh the impacts on the ecological network.

Local Sites

The following areas are considered of local importance to the promotion and protection of biodiversity:

- ☐ County Wildlife Sites (CWS).
- ☐ Regionally Important Geological Sites (RIGS).
- ☐ Local Nature Reserves (LNR).
- ☐ Habitats and Species in the Cumbria Biodiversity Action Plan (BAP).
- ☐ Habitats and Species of Principal Importance (NERC Act Section 41 list).

Development which directly or indirectly affects these sites should only be permitted in circumstances where there is an identified need for development in that location. The benefits derived from development must significantly outweigh the harm and loss to species, soils and habitats.

All development, where appropriate, should follow the following principles:

- ☐ It will protect and maintain and enhance habitats or species in the Cumbria Biodiversity Action Plan, including the linked wildlife corridors which support them.
- ☐ It will protect, maintain and enhance features of geological value identified in the Cumbria Geodiversity Action Plan.
- ☐ Residential and commercial sites will consider the benefits of including wildlife corridors as part of the open space requirement within new development.

Where the significant development of agricultural land is deemed to be necessary, applicants should seek to avoid the best and most versatile land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification) in preference of developing land of a poorer quality.

Policy ENV2 - Protection and Enhancement of Landscapes and Trees

New development will only be permitted where it conserves and enhances distinctive elements of landscape character and function.

Proposals should take account of and complement:

- ☐ The distribution and form of settlements and buildings within their landscape setting.
- ☐ Local styles and materials of buildings within the settlement.
- ☐ Natural elements such as hedgerows, woodland, and local topography.
- ☐ Any visually sensitive skylines or hill and valley sides.
- ☐ The tranquility of the open countryside.

The impact of potential new development will be assessed against the criteria within the Cumbrian Landscape Assessment Toolkit (or successor documents) with regard to the particular Character Area's key characteristics, local distinctiveness and capacity for change.

Development should contribute to landscape enhancement including the provision of new trees and hedgerows of appropriate species and in suitable locations. Loss of ancient woodland and significant/veteran trees will not be permitted unless it can be demonstrated that there is an overriding need for the development which outweighs their loss.

Policy ENV3 - The North Pennines Area of Outstanding Natural Beauty

Development within or affecting the North Pennines Area of Outstanding Natural Beauty (AONB) will only be permitted where each of the following criteria apply:

- ☐ Individually or cumulatively it will not have a significant or adverse impact upon the special qualities or statutory purpose of the AONB.
- ☐ It does not lessen or cause harm to the distinctive character of the area, the historic environment, heritage assets and their setting.
- ☐ It adheres to any formally adopted design guides or planning policies, including the North Pennines Management Plan, the North Pennines AONB Planning Guidelines and the North Pennines AONB Building Design Guide.

Major developments, defined in Appendix 2, will only be permitted in exceptional circumstances, where they are in the long term public interest and where there has been a full consideration of each of the following criteria:

- ☐ The need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy.
- ☐ The cost of and scope for developing elsewhere outside of the designated area or meeting the need for it in some other way.
- ☐ Any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

Policy ENV4 - Green Infrastructure Networks

A multifunctional network of green infrastructure will be identified, protected, managed and enhanced.

Proposals, which protect and enhance the existing network and promote the creation of new green infrastructure will be supported. Development which leads to direct loss, fragmentation or degradation of green infrastructure will be resisted unless there is demonstrable evidence of wider public benefits from the proposal.

New development should ensure that:

☐ Opportunities for the protection and enhancement of the district's green infrastructure network are maximised.

☐ Proposals account for any known local deficiencies of green infrastructure identified by the Council.

Contributions may be sought for off-site provision where this leads to the creation and maintenance of a strategic network of green infrastructure capable of bringing benefits to the users of the development.

Policy ENV5 – Environmentally Sustainable Design

Proposals for commercial development and for major residential development, defined in Appendix 2, should demonstrate, where it is practical for them to do so, that they have considered each of the following criteria:

☐ Maximising daylight and passive solar gain through the orientation of buildings.

☐ Integrating sustainable urban drainage systems.

☐ Designing and positioning buildings to minimise wind funnelling, frost pockets and uncomfortable microclimates.

☐ Integrating renewable energy technology into the scheme, and in schemes comprising over fifty dwellings or on sites over 1.5 hectares, exploring the scope for district heating.

☐ Minimising construction waste, through for example designing out waste during the design stage, selecting sustainable and efficient building materials and reusing materials where possible.

☐ Providing well-designed and visually unobtrusive outdoor waste storage areas to promote recycling.

☐ Promoting sustainable transport modes, through for example careful layout and road design to ensure it is conducive to walking and cycling and prioritises the pedestrian and cyclist over the car.

Policy ENV6 – Renewable Energy

Renewable and low carbon energy schemes will be supported where they meet each of the following criteria:

- ☑ Proposals can be incorporated into the local landscape without significant adverse impact. Particular attention will be paid to the landscape impact of proposed developments which are located close to or within the North Pennines AONB and the National Parks.
- ☑ Proposals respect the form of the built environment, including settlement character and heritage assets, with particular attention paid not only to the potential impact on the heritage asset itself, but also to its wider setting.
- ☑ The development proposed will not have an unacceptable impact on the amenity of local residents and can demonstrate that there is sufficient mitigation measures to minimise the impact of noise, smell or other nuisance or pollutants likely to affect nearby occupiers and neighbouring land uses.
- ☑ It can be demonstrated that the natural environment, including designated sites will not be adversely affected (and where possible enhanced).
- ☑ The local road network can satisfactorily accommodate the development proposed.
- ☑ The proposed scheme will provide benefits to the community through their involvement with the proposal.
- ☑ Where necessary, an assessment of the cumulative impacts of renewable energy developments has been undertaken, and there is found to be no significant adverse impact.
- ☑ The proposed scheme will not have an unacceptable effect on civil or military aviation and/or other defence related installations.
- ☑ The proposed scheme will not have an unacceptable effect on existing telecommunications infrastructure.
- ☑ Suitable measures have been included for the removal of redundant structures or equipment and for the restoration of the site, should the site become non-operational.
- ☑ In addition to the criteria above, proposals involving wind energy development, are required to be located in a 'suitable area' (identified on the Policy Map) and following consultation, it must also be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.

Where mitigation is required to make any identified impacts acceptable these will, where necessary, be secured through conditions or planning obligations.

Policy ENV7 - Air Pollution

All major development proposals, defined in Appendix 2, will be required to assess the likely impacts of the proposed development on air quality. Development proposals will be expected to include mitigation measures to offset negative impacts, which may include:

- ☑ Ensuring the development is located within easy reach of established public transport routes.
- ☑ Maximising provision for cycling and pedestrian facilities.
- ☑ Encouraging the use of cleaner transport fuels on site, through the inclusion of electric car charging points.

Development proposed nearby any Air Quality Management Area (AQMA) declared within the district will require an air quality assessment to identify the likely impacts of development upon the designated area. Permission will only be granted if the individual and cumulative impact of the proposed development on air quality is acceptable and appropriate mitigation measures are applied. Contributions towards measures identified to deliver the Air Quality Action Plan will be required as part of the development.

☐ Contributing towards the improvement of the highway network where the development is predicted to result in increased congestion on the highway network.

Policy ENV9- Other Forms of Pollution

Noise, Vibration and Dust

Development proposals for development likely to experience noise, light, dust, odour or vibration from road, rail or air, or other sources must be supported by an adequate assessment to assess risks and their acceptability, and to ensure that appropriate mitigation is put in place to ensure occupiers are not adversely affected.

Assessments should consider both the likely level of exposure at the time of application and any increase that might be reasonably expected in the foreseeable future.

To safeguard the continued use of existing industrial and commercial uses and to protect amenity, noise, light, dust and contamination sensitive development, proposals will need to demonstrate that existing levels of noise and vibration, light, dust or odour from industrial, commercial, leisure or sporting facilities are not likely to give rise to an unacceptable impact on the proposed development.

To safeguard sensitive development from the impact of proposed industrial, commercial, leisure or sporting facilities, developers will need to demonstrate that:

High levels of noise, light or dust will not occur throughout the construction phase of the development, especially at night, during the hours when people are normally sleeping.

Development proposals for development likely to cause noise, light, dust, odour or vibration sources must be supported by an adequate assessment to assess risks and their acceptability, and to ensure that appropriate mitigation is put in place to ensure existing noise sensitive premises are not adversely affected.

Odour

Agricultural development involving intensive livestock farming and development involving industrial or waste management proposals will only be permitted where it can be demonstrated that resultant odours will not impact on nearby development. An odour impact assessment will be required in all cases where the proposed development has the potential to impact upon neighbouring premises or where the proposed development could be impacted by odour from an existing use.

Light

Where a lighting scheme that could impact neighbouring premises is proposed as part of a development, an impact assessment will be required. This will need to evaluate the lighting levels and their acceptability against an agreed methodology. Outdoor lighting schemes will be considered against the following criteria:

No adverse impact on neighbouring uses, the wider landscape or dark skies.

Light levels being the minimum required for security and working purposes.

Minimising the potential glare and spillage.

Be as energy efficient as possible or run from a renewable energy source.

Minimise upward light pollution.

Water Quality

Development will not be permitted where it would generate, either in the construction or operation stages adverse impact on the quality of ground and surface water.

Where sites fall within a Groundwater Source Protection Zone (SPZ), consideration must be given as to how the site will dispose of foul and surface water. Development within Groundwater Source Protection Zones 1 and 2 will not be permitted unless it can be demonstrated that adequate safeguards to prevent contamination of the water supply will be put in place. In accordance with the Environment Agency's Approach to Groundwater Protection (March 2017), the use of the highest specification pipework and designs for schemes involving new sewerage systems will be required in Source Protection Zone 1 to minimise leakage and the potential for contamination of the public water supply.

Policy ENV10 - The Historic Environment

The Council will attach great weight to the conservation and enhancement of the historic environment, heritage assets and their setting, which help to make Eden a distinctive place.

The Council will require all proposals for development to conserve and where appropriate, enhance the significance of Eden's heritage assets and their setting. The Council will support proposals that would better reveal the significance of the asset, in particular those heritage assets identified as being most at risk. Opportunities for promotion, interpretation and increasing understanding should also be explored.

Development proposals that would result in substantial harm to or total loss of significance of a designated heritage asset or its setting will only be permitted where it can be clearly demonstrated that the public benefits of the proposal would outweigh the harm or loss, and that the harm or loss is necessary to achieve those benefits.

The Council will require proposals to protect and where appropriate, enhance the significance and setting of Eden's non-designated heritage assets, including buildings, archaeological sites, parks, landscapes and gardens. Where the harm is outweighed by the public benefits of the proposals, the Council will require an appropriate level of survey and recording, the results of which should be deposited with the Cumbria Historic Environment Record.

Where a development proposal affecting an archaeological site is acceptable in principle, the Council will ensure preservation of the remains in situ as a preferred solution. Where in situ preservation is not justified, the development will be required to make adequate provision for excavation and recording before or during development.

All development proposals affecting the historic environment, heritage assets and their settings (including where there is the potential of unknown archaeological assets) will need to be

accompanied by an assessment of the significance of the asset and its setting and how it will be affected by the proposed development.

The level of information required will be proportionate to the significance of the asset and to the scale of impact of the proposal. For archaeological assets, this may where necessary include archaeological desk based assessment and field evaluation.

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Policy COM1 - Principles for Services and Facilities

Proposals for the development of or extension to community services and cultural facilities, including proposals that will assist in their retention, will be permitted where:

- ☐ The scale and design is suited to the location.
- ☐ It respects the local built environment, character and conservation interests.
- ☐ It is compatible with residential amenity.
- ☐ Appropriate parking and servicing arrangements can be made.
- ☐ The use of buildings for multiple community functions will be encouraged and supported.

Where permitted development rights do not apply, the change of use of rural facilities such as a shop, public house, doctor's surgery, dental surgery, school, bank, church/chapel, village hall, allotments or other facility considered important to the community will only be permitted where it can be demonstrated that:

- ☐ There is no longer a need for the facility or suitable and accessible alternatives exist.
- ☐ That it is no longer economically viable to provide the facility.
- ☐ That the site has been unsuccessfully marketed for sale in its current use.

Policy COM2 – Protection of Open Space, Sport, Leisure and Recreation Facilities

Development proposals that result in the loss of open space, sport, leisure, allotments, recreational and cultural facilities will not be permitted. The exception to this will be where the benefits of the development outweigh the loss. Proposals must satisfy each of the following criteria:

- ☐ There is a strong social or economic justification for the development.
- ☐ There is no longer a need for the facility in the area, or if a need remains, alternative provision will be provided nearby.

Any replacement facility must provide an equivalent or greater net benefit to the community, in terms of quality, availability and accessibility of open space or recreational opportunities.

Where development of a small area of the site would enable investment to improve the rest of the site this may be taken into account as a circumstance under which benefits may outweigh the loss of a site or facility.

Policy COM3 – Provision of New Open Space

Major residential schemes, defined in Appendix 2, will be expected to include on-site provision of open space unless it is considered impractical or unfeasible. An off-site contribution may be considered more appropriate if it results in the provision of accessible open space for the development or would result in the upgrading of existing facilities, which can be used for the benefit of the residents.

On minor residential sites where there is a demonstrable under provision of existing open space, contributions may be sought towards the provision of additional and accessible open space or for the upgrading of existing facilities. The contribution may be sought as a commuted cash sum payment.

Policy COM4 - Education and Health

Proposals for the development or expansion of higher and further educational establishments, schools, new doctor's surgeries and health centres will be supported, provided that satisfactory access to the site can be put in place and adequate car parking is made available.

4.0 Local Plan Evidence Base⁸

4.1 Cumbria Local Transport Plan Moving Cumbria Forward Cumbria Transport Plan Strategy 2011-2026⁹

Eden

Introduction

Eden is the most sparsely populated district in England, and is the most deprived in terms of ease of access to jobs, services and healthcare. This rural isolation means particular difficulties for children, young people and the elderly who don't drive. There is a high dependency on the car for transport, with the viability of conventional bus services being limited. The main town is Penrith, which lies near to the M6 and A66 and is on the West Coast Main Line railway. This location offers good opportunities to strengthen the economy of the Eden area. Penrith also supports the needs of visitors to the north-east Lake District.

Supporting Eden 2011-2016 The key priority for transport in Eden is to strengthen the role of Penrith as a service centre, in line with the Local Development Framework; supporting housing and employment growth, and the economic priorities of Eden and South Lakeland Forward, including high quality business parks with good access to transport. A key employment area is at Gilwilly to the north of Penrith. The priority in the rural areas will be to improve access to jobs and services, through working closely with local communities. Upper Eden is one of the four 'Big Society' pilot areas announced by the government. This will have implications for the approach in the three main areas around: Kirkby Stephen, Appleby and Crosby Ravensworth. Modest housing development proposals elsewhere across the area will also generate transport requirements that we shall work with Eden District Council to address. We will work with the rail industry to sustain the importance of the Settle to Carlisle railway

⁸ <https://www.eden.gov.uk/planning-and-building/planning-policy/current-planning-policy/evidence-base/>

⁹ <http://www.cumbria.gov.uk/roads-transport/public-transport-road-safety/transport/transportplan/3rdcumbriatransportplan.asp>

Table 1 – Transport Outcomes supporting Local Priorities

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Council Plan Priorities <ul style="list-style-type: none"> • Challenging poverty in all its forms • Ensuring that the most vulnerable people in our communities receive the support they need • Improving the chances in life of the most disadvantaged in Cumbria 	Community Strategy Priorities	Transport Outcomes
	Safe, strong and inclusive communities	<ul style="list-style-type: none"> • The people of Cumbria have equal opportunities and a fairer society • All investment plans take account of the differing needs of people and communities • The number of people who are killed or injured on our roads is reduced • People are less frightened by traffic in villages, housing areas and on country roads
	Health and well-being throughout life	<ul style="list-style-type: none"> • People across Cumbria lead healthier lives, live longer and have better health • More people in Cumbria use the countryside for leisure • More people walk and cycle to work and school • Air quality improves and respiratory disease reduces. Noise from traffic and transport is reduced and quality of life improves
	A sustainable and prosperous economy	<ul style="list-style-type: none"> • Traffic congestion at local hotspots is reduced and journey times are made more reliable. • Goods will be transported efficiently through improving reliability on the main roads and reducing fossil fuel use and making better use of rail and ports • New developments will be located where more people can get there on foot, by cycle and by bus or train. • People working in and visiting Cumbria will be able to make more of their journeys by train, bus, cycle and on foot.
	Effective communications between people and places	<ul style="list-style-type: none"> • Getting to jobs, schools, shops and health care will be improved • Visitors will find it easy and attractive to travel to and from Cumbria by public transport • Bus and train services will work together and be easy to use and affordable • Roads will be maintained according to their importance in supporting the economy • Our transport system will be designed to cope with extreme weather and flooding
	World class environmental quality	<ul style="list-style-type: none"> • Improvements in the quality and distinctiveness of streetscapes and countryside • Road improvements and maintenance will support the local vision for the area • Environmental quality will be improved (tackling the effects of roads and transport on air and water quality, noise and light levels, street scene, countryside landscape, bio-diversity). Materials used will be chosen for their quality and life expectancy. • Carbon consumption and emissions will be reduced to tackle climate change

4.2 Open Space Study, Eden District Council 2015¹⁰

1 Introduction

1.1 The provision of accessible, safe and attractive public open space and facilities for sport and recreation is an underpinning to the quality of life that residents enjoy. Eden District Council views open space as important to resident's health and well-being and as an integral part of sustainable communities. It is the responsibility of the Council to enable and co-ordinate the provision of open spaces and facilities, ensuring they are located in the right places, of a good quality, provide opportunities for biodiversity and managed to meet the needs of our communities.

1.2 The purpose of this assessment is to determine whether there is adequate provision of accessible, high quality spaces in Eden District to meet the needs of our communities. It sets local quantity, quality, and accessibility thresholds for each type of open space and identifies any deficiencies or surpluses within the District. Further work will be undertaken in relation to open space to provide a greater understanding of how the District's spaces are working.

1.3 This information will be used to help determine whether the provision of open space is more appropriate within the development site or through financial contributions towards improving the quality and/ or accessibility of existing spaces.

1.4 This assessment forms part of the evidence base for the Council's Local Plan. The assessment does not cover walking opportunities along public rights of way but it recognised that these opportunities within Eden District provide an immense resource for leisure opportunities.

1.5 This assessment covers villages in the part of Eden that is within the Lake District National Park as provision meets the needs of its residents and maintenance of facilities rests with the district council. However The Lake District National Park Authority is responsible for establishing planning policy for the Park. Any standards developed through this assessment will be carried forward through the Eden Local Plan which does not cover any part of the Park.

1.6 Interactive Mapping of open spaces is available on the Council's website at www.eden.gov.uk using the 'Services near you' function.

3.0 Methodology

3.1 This study looks at the both the quantity and quality of accessible open space in Eden – it examines how much there is compared to our population and whether this is sufficient, and it looks at whether what we have is of sufficient quality or needs improvement.

3.2 The following open space typologies have been used to illustrate the broad types of open spaces which hold public value. This paper assesses the quantity, quality and accessibility of each typology:

¹⁰ <https://www.eden.gov.uk/media/3179/eb025-open-space-study-august-2015.pdf>

Typology	Primary Purpose
Outdoor Sports	Participation in outdoor sports, such as pitch sports, tennis, bowls, athletics or countryside and water sports
Allotments	Opportunities for people who wish to grow their own produce, part of the long term promotion of sustainability, health and social inclusion
Amenity Area	Area which may provide a small break out space within housing areas.
Cemeteries and Churchyards	Quiet contemplation and reflection. Can be an area of promotion for wildlife conservation and biodiversity.
Indoor Sports	Facilities which generally require large bulky buildings and generate high levels of use such as swimming pools or multi-use village halls in rural villages.
Informal Recreation	Unequipped areas offering opportunities for informal and imaginative play or sitting areas
Visual Amenity	Areas which may not be publically accessible but offer an amenity value in the wider street scene also may offer wildlife conservation opportunities.
Village Green	Areas which may be used for community events, informal recreation and play

Local Nature Reserve	Wildlife conservation, biodiversity and environmental awareness
Nature Reserve	Wildlife conservation, biodiversity and environmental awareness
Park	Accessible high quality opportunities for recreation and community events
Woodland	Wildlife conservation, biodiversity and environmental education and awareness and recreational opportunities.
Play Space	Areas designed for play and equipped such as ball courts, play equipment and skateboard areas.

Quantity

3.3 Policy requires that Authorities base their policies on robust local evidence. The following has been considered to calculate local quantity benchmark figures:

- ☑ Current level of provision;
- ☑ Benchmarking with neighbouring authorities;
- ☑ Consideration of national standards (where appropriate); and
- ☑ Consideration of what a realistic level of provision would be.

3.4 The basic approach of the Authority is to ensure that the current level of provision is maintained within the District and that deficiencies are addressed where possible.

3.5 The Audit of Open Spaces identified the current baseline provision of open space across the District:

Typology	Total Hectares	Hectares per 1000 pop
Outdoor Sports	249.468	4.7
Allotments	7.537	0.14
Amenity Areas	0.152	0.003
Cemeteries and Churchyards	37.438	0.71
Community Facilities	1.638	0.03

Indoor Sports Facilities	1.385	0.026
Informal Recreation	25.731	0.49
Local Nature Reserve	5.352	0.102
Nature Reserve	4302.303	81.849
Park	673.632	12.815
Play Areas	4.335	0.082
Village Green	59.491	1.132
Visual Amenity	6.688	0.127
Woodland	25.903	0.493
TOTAL	5401.053	102.699

Quality

3.8 Quality standards are set out in regards to the design and management standards it is expected that open space should meet in order to satisfy the requirements of the community. These standards are not absolute but offer a reasonable aspiration and benchmark against which to measure the quality of any existing open space in order to identify any requirement for enhancement. They can also be used as a monitoring tool and as a starting point for negotiations with developers in relation to on-site provision.

3.10 The following villages were surveyed:

1 Ainstable

15 Croglin

55 Newbiggin (Temple Sowerby)

9 Play Space

9.1 58 play spaces were identified throughout the District. These areas were identified as equipped play space with play as the primary function.

9.2 Eden has 4.335 hectares (ha) in total throughout the District of play space provision. This can be expressed as 0.082 ha per 1000 population. This is lower than the promoted standard within Fields in Trust which suggests a standard of 0.25ha per 1000 population. In order to meet the suggested 0.25ha per 1000 population, the baseline figure for play would have to be 13.057ha, an increase of 8.722ha. It is considered that this is unlikely to be achievable. Moreover, the population of the district is set to age with fewer children than currently within the District. The percentage of under 0-19 year olds is predicted to fall from 20.1% in 2014 to 18.0% of the population in 2032 (figures from How Many Homes). It is therefore imperative to ensure that open space functions across age ranges.

9.3 It is also to be remembered that much of the District offers easy access to the countryside, parks and woodland areas which can be used by children in a more imaginative play structure. However, an active, healthy population of children is important to the future of the District and it is considered that an improvement over the baseline should be sought in order to protect and provide areas for play with an achievable 10% increase to 0.09ha per 1000 population.

	Name	Total	% out of total marks available (47)
Ainstable	Millenium Project	43	91%

4.3 SHMA 2015¹¹

Taking Stock A Strategic Housing Market Assessment Parts 1 – 4 – Objectively Assessed Need and the Local Plan Housing Target Report for Publication: September 2015

Taking Stock -Housing Demand in Eden A two page non-technical summary

☐ Part 5 looks at the sizes, types and tenures that may be needed. This is available in separate document. Key findings are:

☐ The population age ranges which have seen the most growth are between 60 to 74 and 75 to 84. This trend outstrips both England and Wales and Cumbria. Conversely, there has been a reduction in the number of people aged 30 to 44. Our population is ageing, with the proportion of the population over 65 increasing significantly.

☐ By the end of our plan period there will be an additional 3,300 people resident in Eden who are over 80 - a 97% increase.

☐ The largest proportion of households within Eden comprises couples with no children and the smallest proportion comprises multi-person households.

☐ One person households, 30% of all households, show a significant upwards change of 17% compared nationally to 8%. Household projections predict a significant increase in 'single person households'.

☐ Eden predominantly has a stock of larger housing compared to national figures.

☐ The existing stock tends to be larger than the present household composition requires, Households in Eden currently under occupy the existing dwelling stock, with 47% of households living in a property with two or more spare bedrooms. However single people may not desire to live in a one bedroomed flat.

☐ Our dwelling stock is older than is the average case nationally.

☐ The number of households privately renting has increased by 34% since 2001 and now comprises 16% of all households in Eden.

☐ There is an undersupply of smaller accommodation.

☐ There is a projected need for more 2 and 3 bedroom homes, to attract or retain young families, provide more affordable housing options, allow the older population to 'downshift' more easily and address the present imbalances between stock size and household size.

PART 3

3. About Eden District

3.3 All statistics are taken from the Office for National Statistics (ONS) unless stated otherwise via a footnote.

¹¹ <https://www.eden.gov.uk/media/3203/eb030-taking-stock-a-strategic-housing-market-assessment-part-1-4-september-2015.pdf>

Eden is large, rural and very sparsely populated. The District of Eden lies in eastern Cumbria and has an area of 2,156 km², making it the largest non-metropolitan area in England and Wales. In 2011, the population of Eden was 52,564, meaning it has the lowest population density of any English district. We have one major town (Penrith), with a population of 15,487 who benefit from major transport intersections including the M6 and the West Coast Main Rail Line. Appleby (population 3,048) Kirkby Stephen (2,580) and Alston (2,088) are the three other main towns and offer a range of local services within high quality traditional townscapes. A high proportion of the population is scattered throughout small villages across a wide rural area, with more than half the population (29,361 or 55.8%) living outside the four main towns of Penrith, Alston, Appleby and Kirkby Stephen.

A substantial part of the area contains landscapes and townscapes which have been recognised for their high quality and diversity. These include the North Pennines Area of Outstanding Natural Beauty (AONB) and significant parts of the Lake District National Park. Many other areas also contribute to Eden's beauty, including the Eden Valley, the Pennine foothills, Westmorland Fells, Howgills and Greystoke Forest. All our town centres include conservation areas and are of an exceptional quality when it comes to the built environment. A further twenty conservation areas are designated.

The population has grown and is projected to grow. From 2001 to 2011, the population of Eden rose by 2,785 people, a 5.6% increase. According to the 2012 ONS sub-national population projections we are projected to gain an 'extra' 700 people between 2012 and 2032 (52,700 to 53,400). This small amount of growth however results in far more households forming as households become smaller in size. According to 2012 household projections we are expecting that approximately 1,984 new households will form between the years 2014 and 2032.

In line with national trends, the District has an ageing population. However, in Eden this is more pronounced. The District has a slightly older age profile than that of England (27% are aged over 60 compared to 21% nationally) and 30% are aged under 30 compared to 37% in England. In Cumbria, Eden and South Lakeland have the oldest age profile and lowest number of young people. The district is also projected to lose working age population and gain retirees in the future. Over our next plan period we are projected to gain 70.7% more people over 75.

Employment rates are high but wages are low. There are 29,500 'economically active' people in Eden (employed or unemployed)⁵. The area is fairly self-contained with around 75% of working residents staying in the district to work each day. Eden continues to have one of the lowest unemployment rates in the country, with the job seeker's allowance claimant count in Eden at 0.7% of all workers in December 2014 compared to the UK rate of 1.9%. Although average gross weekly full time earnings for jobs in Eden in 2013 were £511, which can be reasonably compared to a UK average of £518 this masks a dependence on low wage jobs for many, primarily in the administrative, retail and tourism sectors.

Housing is expensive for many. House prices in Eden are amongst the highest in Cumbria. The median house price in Eden in 2014 was £192,822; this remains much higher than the figure for Cumbria as a whole of £140,864 and somewhat higher than the English national median of £184,3516. The median household income in Eden in 2014 is only £26,333, below the English national median of £28,9307. This means the median house price in Eden in 2012 is 7.3 times the average household income; making the private housing market inaccessible to many local people. The figure nationally is 6.4.

At March 2011 Eden District also had 3,522 people in second homes⁸ (counted usual residents elsewhere, with a second address in Eden) out of a population of 52,564 (6.7%), making it the eighteenth highest rate of all local authorities in England and Wales. This tallies with the latest figure we have from Council tax records - 1,830 second and holiday homes, or around 7.2% of total stock. This includes Parishes within the Lake District National Park.

Taking Stock

A Strategic Housing Market Assessment

Part 5 - Size, Type and Tenure

Population - What do we know so far?

- We have a growing population, albeit not at the rate shown nationally. Eden together with Carlisle show the fastest growth in population in Cumbria.
- The population age ranges which have seen the most growth are between 60 to 74 and 75 to 84. This trend outstrips both England and Wales and Cumbria. Conversely, there has been a reduction in the number of people aged 30 to 44 and increases for all ages below 44 are less pronounced than in Cumbria and England and Wales.
- Since mid-2004 there have been more deaths than births in Eden - the rate of 'natural change' is negative at 650 less people than 10 years ago. However, more than 1887 people have migrated in to the district than have moved out.

Households - What do we know so far?

Eden has an average household size of 2.2 persons.

The largest proportion of households within Eden comprises couples with no children and the smallest proportion comprising 'multi-person households'.

The structure of household types within Eden has changed only slightly between 2001 and 2011, the largest amount of change being a 2% increase in single person households, and a 2% decrease in couple with children households.

There are differences in structure when Eden is compared to England, with a higher proportion of couples with no children in the district, fewer lone parents and fewer multi-person households.

Within the different household types the cohort exhibiting the most marked change are multi-person households; while this group makes up only 2% of all households in Eden it has increased by 34%. Lone parents with dependent children (5% of all households) have also increased by 20%. This is closer to the picture nationally than Cumbria as a whole.

One person households, which comprise 30% of all households, shows a significant upwards change of 17% when compared to 8% nationally.

Housing Stock – What do we know so far?

- ☐ Eden predominantly has a stock of larger housing compared to national figures.
- ☐ The existing stock tends to be larger than the present household composition requires, however as discussed above not all single people desire to live in a one bedroomed flat.
- ☐ It is possible that there has been an undersupply of smaller accommodation leaving smaller households with limited opportunity to move into smaller accommodation should they wish to.
- ☐ The census indicates that Eden had 161 concealed households; however, this figure does not count nondependent children living with parents who cannot afford to live independently. Nationally we are seeing a rise in young people staying at home with their parents for longer; however this is not counted in the 2011 Census.

Housing Tenure - What do we know so far?

- ☐ The majority of households (70.5%) own their own homes either outright or with a mortgage.
- ☐ Only 10% of households rent social housing, which is much lower than the national figure of 17.7%.
- ☐ The number of households who own their home outright has increased by 20% since 2001.
- ☐ The number of households privately renting has increased by 34% since 2001 and now comprises 16% of all households in Eden.

Housing Demand - What do we know so far?

- ☐ There is a need for bungalows and other 2/3 bedroom properties which are suitable for downsizing.
- ☐ Evidence from recent sales of 31 flats at Penrith New Squares indicates demand from older population rather than younger FTB's.
- ☐ Estate agents have noticed a reduction in the number of FTB's.
- ☐ Estate agents suggest that rental demand is mainly for 3 bed properties

Household Change - what do we know so far?

- ☐ Single person households do not necessarily occupy 1 bed units, with 51% of single person households aged 65 and over occupying a property with three or more bedrooms.
- ☐ Interestingly, 41% of single person households aged under 65 also live in properties with three or more bedrooms.
- ☐ There is definitely an undersupply of smaller accommodation, but equally if you are able to afford a larger property increasing supply of 1 bedroomed accommodation units will not necessarily address this imbalance - although it is fair to assume that it would meet the needs of younger newly forming single person households.
- ☐ The type of accommodation may be more important than size – e.g. a retired person may consider downsizing into a 1 or 2 bed bungalow but would not consider a 1 or 2 bedroomed flat.

☐ There will be continuing demand for family housing especially if we intend to attract new economically active people to the area (based on jobs growth forecasting).

Future Housing Demand - what do we know so far?

☐ The availability of mortgage lending is likely to be a crucial factor in future housing demand and supply.

☐ Housing charity Shelter estimates that only 20% of 25-34 year olds will be on the property ladder by 2020, this is stark change from 60% just ten years ago.

☐ There is a need for a higher number of two bedroom units to create a better housing offer and to address the need for smaller properties due to demographic and household formation change.

Conclusions

6.1 The focus of the SHMA has been to consider the overall need for housing, the need for different types of homes and housing need for different groups.

6.2 In this final section we will draw together the proceeding analysis to draw out key conclusions regarding housing need.

Assessment of Housing Need

☐ Parts 1-4 of this SHMA (see separate document) established our best estimate of our 'objectively assessed' housing need. We calculated a need for 3,600 new homes in Eden over the period 2014-32 (200 homes per year).

☐ This figure is mostly driven by a need to 'replace' lost workers and fill new jobs.

☐ Within this there is a potential need for 3,039 affordable homes - however a combination of 'churn' in the affordable sector (social re-lets) and new build affordable housing should mean this target is exceeded.

We re-ran our calculations pegged to past affordable housing supply and adding 'existing households falling in to need' and this suggested our 200 homes per year figure is enough to deliver sufficient affordable housing.

Current Housing Market

6.3 The study provides up to date information on the housing stock in Eden. The 2011 Census reported that there are a total of 25,308 dwellings and 23,043 households. 6.4 Overall in Eden:

☐ 38% of properties are detached, 30% are semi-detached, 22% are terraced, 6.5% are flats and 3% are other property types (inc shared accommodation).

☐ 70.5 % of properties are owner occupied, 10% are affordable and 16% are privately rented.

6.5 Households in Eden currently under occupy the existing dwelling stock, with 47% of households living in a property with two or more spare bedrooms, Eden has an average household size of just 2.2.

Future Housing Mix

6.6 The projections for housing mix are driven by long term demographic factors, namely ageing population. Over the last decade the analysis points to a shift towards smaller properties, but also growth in private renting in particular.

6.7 There is a projected need for more 2 and 3 bedroom homes, to attract or retain young families, provide more affordable housing options, allow the older population to 'downshift' more easily and address the present imbalances between stock size and household size.

6.8 Type of housing may be more important than size, for example a house or bungalow may be more attractive than a flat. We also know that there is limited demand for one bedroom houses (except in the affordable sector).

6.9 There will be increased demand placed upon the private rented sector, with households who are unable to buy, and affordable housing demand is also likely to remain high, particularly affordable rent.

Meeting Needs of Specific Groups

6.10 The SHMA indicates that a particular driver of housing need over the period to 2032 will be a growing population of older people, particularly in the over 80 age group. Demographic change is likely to see a requirement for additional levels of care/support along with the provision of specialist accommodation in both the market and affordable sectors.

6.11 However, many older people will seek to remain living in mainstream housing.

Some may require support to do so, including adaptations to properties to meet their changing needs. We can also expect some older households to consider downsizing, particularly in the market sector to release equity within their homes and potentially reduce the costs associated with maintaining a home. Planning for and accommodating this will be important, such as through provision of smaller homes (albeit often with more than 1 bedroom) in accessible locations to meet localised needs.

Concluding Remarks

6.12 Appropriate housing and planning policies have a fundamental role to play in the delivery of thriving, inclusive and sustainable areas. These policies need to be underpinned with high quality data.

6.13 The report signposts future strategic challenges which includes the ongoing delivery of new market and affordable housing to address need and support economic growth; diversifying the range of affordable tenures available to local residents; improving the condition and energy efficiency of existing stock; and addressing the requirement of an increasingly ageing population and vulnerable groups.

6.14 It will also be important to allow for flexibility as every site and location is different.

Ainstable Parish Housing Needs Survey October 2011

2. Introduction & Key Findings

Cumbria Rural Housing Trust, commissioned by Eden District Council and supported by the Parish Council conducted a Housing Needs Survey in Ainstable Parish. The purpose of the survey was to identify the need for affordable housing in the parish. This report details the information derived from the survey responses.

The survey work undertaken at local level provides information for the Parish Council regarding the housing needs of their community and is essential evidence for Eden District Council, planners, Registered Social Landlords and developers to establish if there is a need for affordable housing.

Copies of the findings of the survey are distributed to Ainstable Parish Council, Eden District Council, and are placed on the Cumbria Rural Housing Trust web site. www.crht.org

The Survey

255 survey forms were delivered by post to the households (243) and businesses (12) within the parish of Ainstable (100%). 2 businesses returned forms (16.66%) and 77 households returned their completed forms (30.86%) this is an overall return rate of 30.20.41% which is just below the 32% average return rate for this type of survey in Eden District. Cumbria Rural Housing Trust expresses its thanks to the Parish Council and others in the community for their work to promote the survey.

Of the returned forms, there were 15 (19.4%) responses, saying that either the whole household or someone living within the household wished to move within the parish in the next 5 years.

See Appendix 1 for the criteria used to determine whether a household is in need.

Housing Need

Of the 15 survey responses, indicating a housing need, some had a multiple need giving 16 in total. Of these 6 households are in need of affordable housing within the next 5 years in the parish of Ainstable. The main need is for rented accommodation.

¹² <http://archive.crht.org.uk/index.php/surveys/440-ainstable-housing-need-survey-2011>

3 respondents stated that they were registered on the Local Authority and/or a Housing Association or other waiting list.

The current household types of those in housing need are:

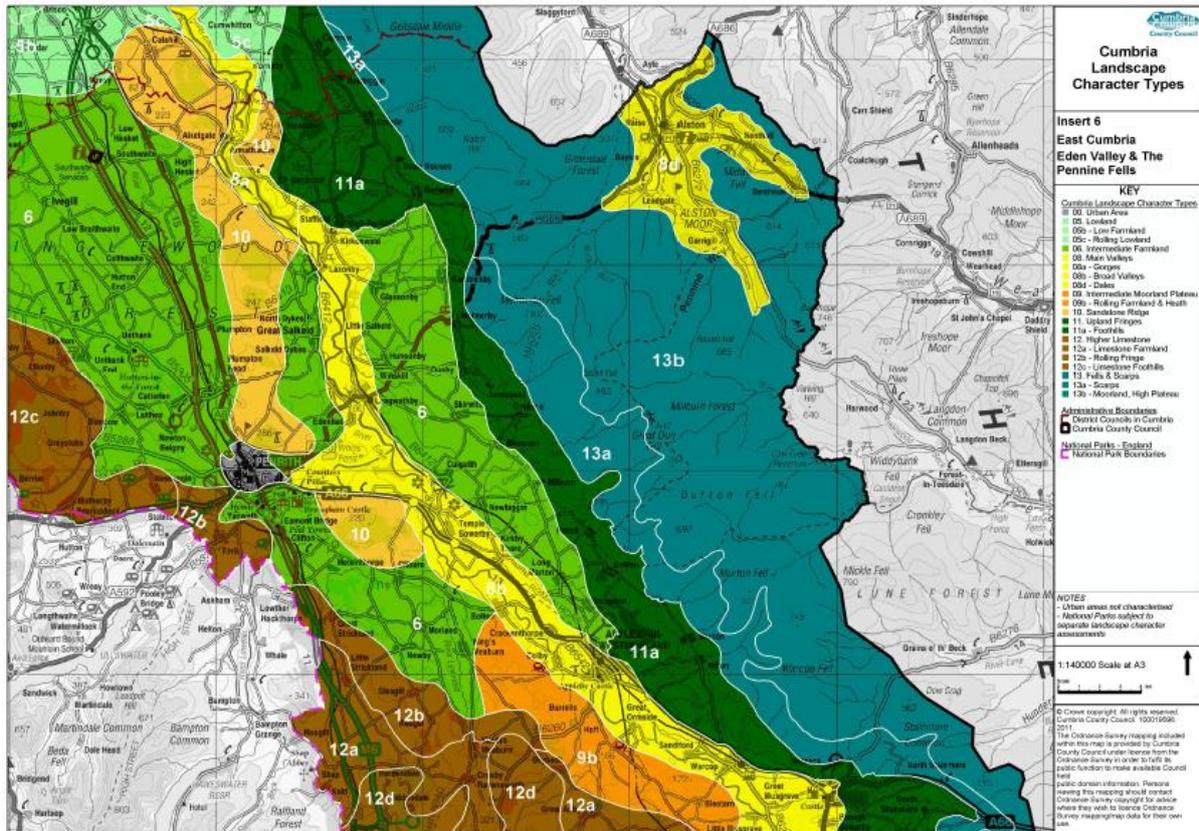
<u>Household</u>	<u>Now</u>	<u><12 mths</u>	<u><3 years</u>	<u><5 years</u>	<u>Total</u>
Adult child (over 15)	1	0	0	2	3
Single	2	0	0	0	2
Family, adult children	0	0	0	1	1
Total	3	0	0	3	6

It is considered that the remaining 10 responses did not fit Eden District Council's criteria for being in need of affordable housing within the parish in the next 5 years.

4.5 Landscape Character¹³

The Cumbria Landscape Character Guidance and Toolkit has been developed in partnership with local planning authorities. It supports landscape character policy in the emerging Eden Local Plan and will aid the Council when considering new development that might affect landscape character and will also help to inform planning applications.

Cumbria Landscape Character Types Inset 6. East Cumbria



¹³ <http://www.cumbria.gov.uk/planning-environment/countryside/countryside-landscape/land/LandCharacter.asp>



Sub type 8a Gorges

Key Characteristics

- A deep linear sandstone gorge
- Fast flowing river with waterfalls
- Outcrops of steep rocky cliffs
- Hanging woodlands cling to the gorge sides
- Large concentrations of ancient semi-natural birch woodland and occasional coniferous
- Impressive views into the gorge from adjacent high ground

Guidelines

Climate Change

- Encourage flood risk management to maximise the use of natural approaches such as additional tree planting rather than the introduction of man made flood management approaches.
- Ensure the management of floodplain areas resisting development while conserving and enhancing floodplain habitats.

Natural Features

- Improve management of the established broadleaf woodlands primarily for landscape and nature conservation.
- Where appropriate, extend broadleaf woodland cover along the River Eden and tributaries linking into the adjacent pattern of hedgerows to further emphasise their legibility in landscape and increase potential for nature conservation.

- Ameliorate existing coniferous plantations through sensitive management including softening of geometric outlines, phased felling appropriate to small scale linear landscape patterns, introduction of open spaces and restocking with appropriate broadleaf species.
- Retain and maintain existing stone walls, gate posts and other built features. Encourage new walls where wire fences have replaced them in the past.
- Ensure the conservation and enhancement of seminatural habitats. Development
- Ensure new development on the edges of settlements is sited and designed to reflect the traditional village form and character and maintains a rural setting. Maintain key views from villages to the River Eden.
- Ensure new development elsewhere, such as caravan parks, respects the scale and traditional form of other development. Ensure that new buildings are integrated into the landscape through careful siting, design and the use of appropriate materials.
- Ensure any small scale hydro electric schemes are sensitively sited and do not erode the generally undeveloped character of the landscape, or harm any nature conservation interests.

Access and Recreation

- Encourage new access proposals and improvements in areas that would not harm the nature conservation value of the river and woodlands.

Type 10 Sandstone Ridge

Key Characteristics

- Prominent north south ridge
- Improved pasture with a mosaic field pattern
- Conifer plantation blocks and mixed woodland punctuate farm and heathland
- Significant areas of improved heathland
- Open, expansive long distance views

Guidelines

Climate Change

- Encourage biomass planting of a scale that respects the local characteristics. Edges to forestry or coppicing should respect existing field boundaries and be designed to reflect the general grain of the land. Natural Features
- Recreate and enhance wetland including flushes, small tarns and marshy hollows. This may include preventing drainage improvements and blocking existing drains to maintain high water levels, preventing overgrazing and poaching by stock, controlling scrub encroachment.
- Encourage regeneration of suppressed heather through management programmes including reduction of stocking levels, control of bracken, phased cutting and burning.

- Encourage management of semi-natural acidic grassland to enhance biological diversity including controlled light grazing, control of bracken and rushes.
- Strongly discourage further agricultural improvement including ploughing, reseedling, application of fertiliser, liming or herbicide treatment.
- Encourage the re-creation of heath or rough grassland on land which has been 'improved' to pasture to pasture to strengthen the continuity of semi-natural land cover. This may involve cultivation to expose peat soils, spreading heather cuttings with ripe seed from nearby moorland and initially excluding stock.
- Encourage opportunities to return areas of commercial forestry land back to heathland and moorland.
- Integrate single species coniferous plantations into the landscape by softening geometric outlines, introducing open spaces, diversifying species and identifying suitable broadleaved species for long term retention.

Cultural Features

- Discourage introduction of fences to replace or 'gap up' hedges.
- Restore fenced boundaries to traditional hedgerows.
- Encourage retention and traditional management of hedgerows.
- Encourage retention and restoration of traditional stone walls.
- Encourage the appropriate use of local sandstone to help maintain local distinctiveness.

Development

- Avoid developments in exposed skyline locations and ensure developments respect the ridgeline. This is particularly important regarding the introduction of tall and vertical structures such as pylons, large scale wind turbines or additional telecommunication masts.
- Retain the rural character of the M6 corridor by resisting large scale commercial development and ensuring new motorway infrastructure such as information signs and necessary lighting is sited to minimise adverse effects on open parts of the landscape. Noise pollution should be mitigated against through careful selection of surface materials.
- Ensure that farming related or other development is discretely located and designed to complement the landscape character. Access and Recreation
- Public rights of way should be well maintained and quiet recreational areas and facilities should be improved and developed to be compatible with the pastoral character of this sub type.
- Seek opportunities to enhance access to farmland through farm stewardship or other schemes.
- Promote and enhance existing recreation routes by improving waymarking, providing appropriate surfacing, gates and gaps and interpretation. • Support measures to improve the availability of public access to woodlands and forests and that incorporate discrete facilities such as car parking.
- Support better management of routes and rights of way in close proximity to the Oasis complex at Whinfell to limit any adverse changes to landscape character.

Sub type 11a Foothills

Key Characteristics

- Rolling, hilly or plateau farmland and moorland
- Occasional rocky outcrops
- Hills are dissected by numerous streams and minor river valleys
- Areas of improved grassland, unimproved heathland and extensive conifer plantations
- Semi natural woodland in the small valleys
- Large areas of farmland are bounded by stone walls and hedges

Guidelines

Natural Features

- Encourage sustainable management of moorland, woodland, ghyll woodland and wetland areas and habitats.
- Reduce the artificial appearance of straight edged plantations by feathering in broad leaved species and by leaving open areas along edges and water courses to help them assimilate into the landscape.
- Support better management of ancient and semi natural woodlands.
- Refrain from additional large-scale plantations and encourage small farm-scale plantations that enhance the landscape characteristics.
- Encourage planting of a mosaic of new, well-designed woodland incorporating open areas and recreational provision.
- Support the development of a mosaic of habitats through woodland, wetland, species rich grassland and heathland to improve nature conservation value and robustness to climate change.
- Encourage appropriate planting of locally native woodland alongside rivers, stream and ghylls.
- Ensure that 'linked patterns' of vegetation are created to enhance landscape and nature conservation value.

Cultural Features

- Retain and restore dry stone walls, traditional gateposts and features on a whole farm basis where appropriate.
- Retain and restore hedgerows to enrich the more prominent farmland particularly in Carlisle/Eden.
- Restrict the replacement of walls and hedges by post and wire fences and encourage planting and traditional management of hedgerows.

Development

- Protect village fringes from unsympathetic development.
- Resist development of important open spaces such as small pastures or woods within villages.
- Ensure that new farm buildings are integrated into the landscape by careful siting and design and redundant modern buildings are removed.
- Protect uncluttered skylines and key views to and from the area from large-scale energy infrastructure developments such as large scale wind turbines, pylons and expansive areas of biomass planting that may erode the character of the area.
- Conserve the rural character of the existing small road network.

Access and Recreation

- Public rights of way and access to open access land should be well maintained to allow quiet enjoyment and appreciation of the areas.

Sub type 13a Scarps

Key Characteristics

- Horizontal outcrops of limestone and volcanic rock form distinct features • Unimproved grassland dominates
- Steep slopes often filled with bracken and scrub • Ghylls and gullies intersect the scar and moorland
- Improved pasture on lower slopes
- Small fields bounded by stone walls

Guidelines

Natural Features

- Encourage regeneration of suppressed heather through the active management of grouse moors including a reduction in stocking levels, control of bracken, phased cutting and controlled burning in accordance with Natural England's Heather and Grass Burning Code.
- Maintain and enhance blanket bog through appropriate management including lowering stocking levels, ditch blocking and reviewing any moorland burning practices in accordance with Natural England and the Moorland Association's management plan template to prevent damage to underlying bog.
- Maintain and enhance areas of semi-natural grasslands and heath to enhance biological diversity including reduction in stocking levels.
- Restore allotment grasslands by ditch blocking, reducing grazing levels etc. • Strongly discourage further agricultural improvement including ploughing, reseeding, application of fertiliser, liming or herbicide treatment.

- Maintain and enhance fell wetland including flushes, small tarns and bog pools. This may involve discouraging drainage schemes, preventing overgrazing or poaching by stock and controlling invasion by scrub. Protect ghylls or other deep valleys from stock to encourage the retention and expansion of tree cover and a diverse ground flora.
- Restore and reinforce remnant semi-natural woodland on scarp slopes.
- Improve the appearance of existing coniferous plantations including softening of geometric outlines, introduction of open space and increasing species diversity.
- Remove intrusive conifer blocks from open fell land as opportunities arise and resist new or significant extensions to coniferous plantations, especially in the moorland zone and on valley sides and scarps.
- Prevent infilling of minor gullies or sinkholes.
- Protect rocky outcrops, limestone pavement, scree and other rocky areas as open features by discouraging damage or removal and encouraging management of invading scrub.

Cultural Features

- Encourage joint measures for the sustainable management of common land. • Encourage the conservation and repair of boundary walls to fields or large allotments where significant in historic or landscape terms (This applies mainly in 13A).
- The erection of fencing on open moorland is normally to be avoided. Manage and create species rich hay meadows. This may involve sensitively timed light grazing and late cutting to allow seeding, prevention of ploughing, cultivation, herbicide and fertiliser applications and reseeded with an appropriate diverse mixture.
- Conserve and maintain historic structures such as field barns, farmhouses, mining structures and lime kilns. This may include protection from stock, removal of trees or scrub and carrying out structural repairs with archaeological advice.
- Conserve important spoil heaps and other earthworks.

Development

- Avoid development in remote, undeveloped, prominent and exposed areas that would degrade the landscape character. Particular developments that could cause harm include telecommunications masts, pylons, large scale wind turbines, and overhead transmission lines and telephone lines. Small scale wind turbines may be accommodated if visually and functionally related to and in proportion with existing used buildings.
- Resist major developments such as minerals or those involving permanent built structures including roads, embankments or dams that would erode the remote, undeveloped character

Access and Recreation

- Improvements to the Pennine Way and other footpath or bridleway networks should be encouraged, including the laying of flags where necessary, better waymarking, improved gates and

gaps and improved interpretation. All such work should use natural materials that harmonise with the landscape.

- Provision of sensitively designed small scale parking facilities for cars and buses in appropriate locations.
- Provide safety advice to those wishing to walk in remote areas, explore caves or old mines.
- Interpret the landscape, history and wildlife of the area to help promote its care and conservation.

Sub type 13a Scarps

Key Characteristics

- Horizontal outcrops of limestone and volcanic rock form distinct features
- Unimproved grassland dominates
- Steep slopes often filled with bracken and scrub
- Ghylls and gullies intersect the scar and moorland
- Improved pasture on lower slopes
- Small fields bounded by stone walls

Development

- Energy infrastructure developments and associated vertical structures such as, communication masts, pylons or large scale wind turbines could erode the open and remote character of the landscape.
- The further intensification of training at the Warcop Training Area could introduce incongruous features and threaten the remote, unspoilt character
- Small scale mining or quarrying has continued in a few places. Any further development could have major implications on landscape character particular if scarp slopes are affected.

Guidelines

Cultural Features

- Encourage joint measures for the sustainable management of common land. • Encourage the conservation and repair of boundary walls to fields or large allotments where significant in historic or landscape terms (This applies mainly in 13A).
- The erection of fencing on open moorland is normally to be avoided.

Development

- Avoid development in remote, undeveloped, prominent and exposed areas that would degrade the landscape character. Particular developments that could cause harm include telecommunications masts, pylons, large scale wind turbines, and overhead transmission lines and telephone lines. Small scale wind turbines may be accommodated if visually and functionally related to and in proportion with existing used buildings.
- Resist major developments such as minerals or those involving permanent built structures including roads, embankments or dams that would erode the remote, undeveloped character.

Access and Recreation

- Improvements to the Pennine Way and other footpath or bridleway networks should be encouraged, including the laying of flags where necessary, better waymarking, improved gates and gaps and improved interpretation. All such work should use natural materials that harmonise with the landscape.
- Provision of sensitively designed small scale parking facilities for cars and buses in appropriate locations.
- Provide safety advice to those wishing to walk in remote areas, explore caves or old mines.
- Interpret the landscape, history and wildlife of the area to help promote its care and conservation.

Sub type 13b Moorland, High Plateau

Key Characteristics

- Fells, summits and moorland plateau
- Incised by deep valleys and ghylls
- Extensive areas of blanket bog
- Acid grassland and dwarf heath shrub provide contrast to bog
- Valley slopes have varied land cover

Development

- Energy infrastructure developments and associated vertical structures such as, communication masts, pylons, large scale wind turbines or overhead transmission or telephone lines, and associated transport infrastructure could harm the open, undeveloped and wild character of the landscape.
- The further intensification of training at the Warcop Training Area could introduce incongruous features and threaten the remote, unspoiled character
- Small scale mining or quarrying has continued in a few places. Any further development could have major implications on landscape character particularly if scarp slopes are affected

Guidelines

Cultural Features

- Manage and create species rich hay meadows. This may involve sensitively timed light grazing and late cutting to allow seeding, prevention of ploughing, cultivation, herbicide and fertiliser applications and reseeded with an appropriate diverse mixture.
- Conserve and maintain historic structures such as field barns, farmhouses, mining structures and lime kilns. This may include protection from stock, removal of trees or scrub and carrying out structural repairs with archaeological advice
- Encourage the removal of eyesores and derelict sites of no historic interest. Conserve important spoil heaps and other earthworks.
- Encourage the conservation and repair of boundary walls to fields or large allotments where significant in historic or landscape terms (This applies mainly in 13A).
- The erection of fencing on open moorland is normally to be avoided

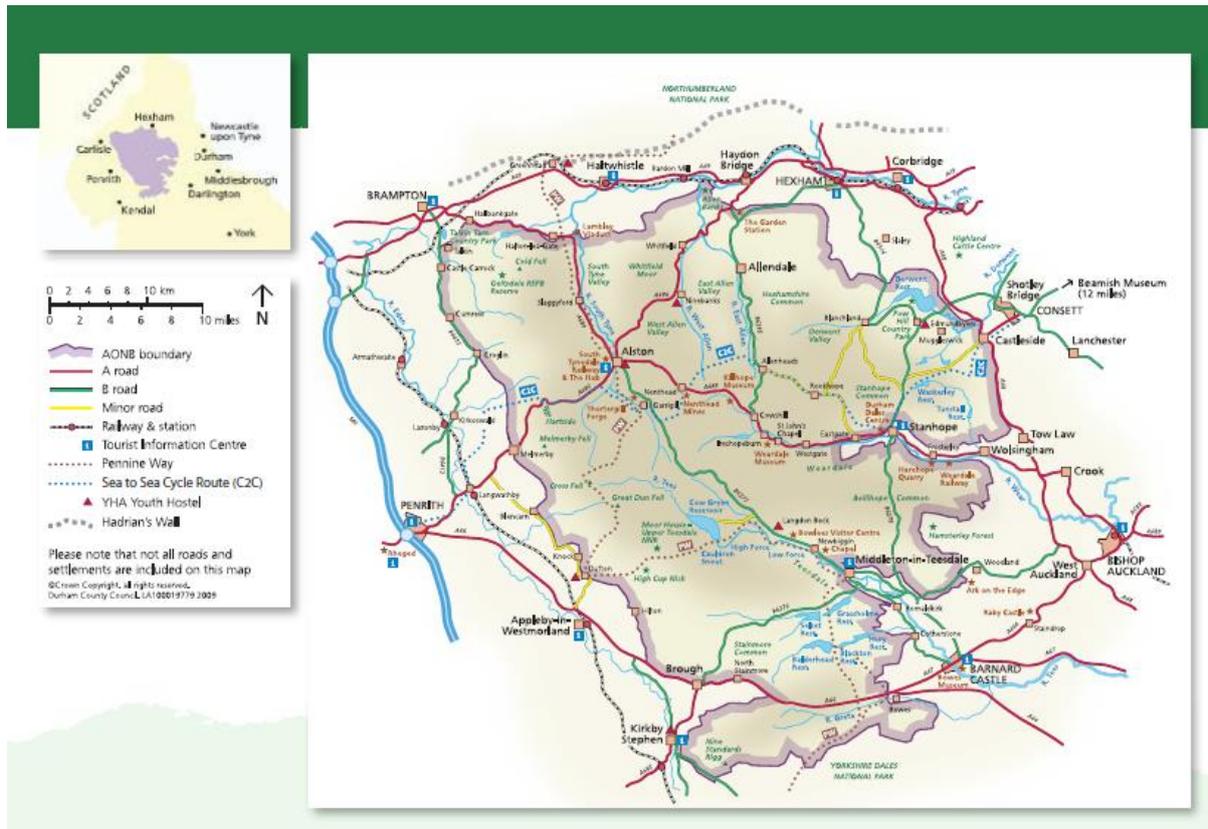
Development

- Avoid development in remote, open, prominent and exposed areas that would degrade the landscape character. Particular developments that could cause harm include telecommunications masts, pylons, large scale wind turbines, and overhead transmission lines and telephone lines. Domestic scale wind turbines may be accommodated if visually and functionally related to and in proportion with existing used buildings.
- Resist major developments such as minerals or those involving permanent built structures including roads, embankments or dams.

Access and Recreation

- Improvements to the Pennine Way and other footpath or bridleway networks should be encouraged, including the laying of flags where necessary, better waymarking, improved gates and gaps and improved interpretation. All such work should use natural materials that harmonise with the landscape.
- Provision of sensitively designed small scale parking facilities for cars and buses in appropriate locations.
- Interpret the landscape, history and wildlife of the area and thus promote its care and conservation. Provide safety advice to those wishing to walk in remote areas, explore caves or old mines.

4.6 North Pennines AONB Management Plan and Design Guide



Date published

23/11/2011

The AONB Management Plan 2009-14

North Pennines AONB Management Plan 2009-14

The Management Plan presents the issues, objectives and actions which the AONB Partnership and others intend to address in the period between 2009-14.

The AONB Management Plan:

- Highlights the special qualities and enduring significance of the AONB and the importance of its landscape features, and identifies those that are vulnerable to change
- Presents an integrated vision for the future of the AONB as a whole, in the light of national, regional and local priorities, regardless of administrative boundaries
- Sets out agreed objectives which will help secure that vision
- Identifies what needs to be done, by whom and when, in order to achieve these objectives

- Stimulates action aimed at helping people to discover, enjoy and understand the local landscape and its natural and cultural features
- Identifies actions which will support those economic and social activities which in themselves will contribute to the conservation and enhancement of natural beauty

Three parts

The Management Plan is split into three separate documents:

- **What's Special about the North Pennines?** – a document which highlights the area's special qualities
- **Part B: Strategy** – this shows the strategic context of the plan, its vision, the issues it sets out to address and the objectives identified over the life of the Management Plan to 2014
- **Part C: Action Plan** – this shows what will be done to meet the objectives

The North Pennines Area of Outstanding Natural Beauty Management Plan 2009 – 2014 includes a number of Objectives under various themes which are of relevance to the NDP:

Landscape and geodiversity

LG1 To ensure that new development within the AONB or its setting does not have a significant adverse impact on the purpose of AONB designation.

LG2 To ensure that road improvement/safety schemes are compatible with rural character.

LG3 To enhance landscape quality and character on farmland.

LG4 To ensure that important geological sites and features are recorded, conserved and not lost to development.

LG5 To end the illegal and unregulated collection of minerals and mining artefacts.

LG6 To improve the appearance of active and disused quarries, and manage or restore them in a way that complements and enhances the character of the local landscape, geodiversity and biodiversity.

LG7 To ensure that trees and woodland (new and existing) contribute more positively to natural beauty and climate change mitigation and adaptation.

LG8 To understand and plan for the likely landscape impacts of climate change.

LG9 To accommodate small-scale renewable energy technology without a significant adverse impact on the purpose of designation.

LG10 To use national AONB boundary reviews to address anomalies in the AONB boundary.

The Historic Environment

Objectives

HE1 To enhance the county Historic Environment Records, and thus enable more informed landscape management.

HE2 To conserve, through specific projects, relict landscapes and landscape features.

HE3 To contribute to the conservation and enhancement of the AONB's historic environment through the sensitive maintenance of historic structures.

HE4 To improve the management of Conservation Areas.

HE5 To increase community participation in historic environment research, conservation and interpretation.

HE6 To secure resources to support the conservation and enhancement of the North Pennines' historic environment throughout the life of the Plan.

HE7 To understand and act on the likely impacts of climate change on the historic environment and produce an adaptation plan to address them.

Economy and Business

Objectives

EB1 To secure the EUROPARC Charter for Sustainable Tourism in Protected Areas during the lifetime of the plan.

EB2 To market and promote the North Pennines, its special qualities and its potential as a green tourism destination.

EB3 To increase opportunities for visitors and local people to maximise their use of sustainable transport.

EB4 To establish new (and support existing) high quality tourism development, infrastructure, products, services, signage, and marketing in (and about) the AONB which reflects the area's high quality environment and landscape and is in keeping with its setting and/or the area's special qualities.

EB5 To encourage an annual increase in the membership of validated green accreditation and quality tourism schemes in the North Pennines and a greater level of working

together between green tourism businesses.

EB6 To support the development of new and existing ambassadors for the North Pennines who also use the area's special qualities in their marketing literature, websites and offers.

EB7 To support the development of packages which link visitors with natural beauty, local businesses and local products.

EB8 To support and develop skills training in farming, woodland and game management, nature and heritage conservation in the AONB.

EB9 To secure broadband coverage for the whole of the AONB without having a significant adverse impact on natural beauty.

EB10 To support arts and crafts businesses to inspire others, contribute to community life and tourism.

EB11 To support and encourage development, production and use of local food and other products, especially those linked to natural beauty.

Community and Culture

Objectives

CC1 To support the retention and expansion of village services.

CC2 To support and encourage community groups to actively engage in conserving and celebrating the AONB.

CC3 To encourage and support local communities to help interpret the special qualities of the area.

CC4 To encourage greater community participation and better understanding of the benefits of a sustainable tourism industry.

CC5 To establish annual programmes of lifelong learning that are based on the area's special qualities.

CC6 Support and develop programmes linked to local and national cultural figures that have celebrated and been inspired by the North Pennines.

CC7 To ensure that local communities, networks and individuals can give expression to what their landscape and their 'place' means to them.

CC8 To develop new opportunities for young people to find training or employment in the

area related to the purpose of AONB designation.

4.7 The Cumbria Biodiversity Evidence Base for Cumbria's Planning Authorities

Cumbria Biodiversity Evidence Base – A Resource For Planning in Cumbria¹⁴

The Cumbria Biodiversity Evidence Base (CBEB) has been developed specifically for use within the planning system in Cumbria. It comprises data and advice to planners and public authorities on the species and habitats of Cumbria which should be considered while carrying out their functions. It will assist in producing Local Development Frameworks, help to inform the Development Control planning process and enable Local Authority planners to better fulfil their biodiversity duties. Others will also find the information in CBEB useful: from private companies planning economic developments, to those needing an overview of the county's natural resources or to report on the priority or protected species found here.

¹⁴ <https://www.cbdc.org.uk/data-services/cumbria-biodiversity-evidence-base/>

4.8 Eden Design Summary 1999¹⁵

1. Introduction

1.1 England has a rich diversity of landscape and scenery and the countryside within Eden District is no exception. Located between, and including parts of, the Lake District and the North Pennines Area of Outstanding Natural Beauty, the landscape of Eden is of exceptional character and quality.

1.2 The District's small towns and villages are an essential part of the countryside and their distinctive character and variety is a reflection of their history, landscape context and the underlying geology. Pressure for change has resulted from the demand for new buildings and for refurbishment to accommodate new uses. In addition, improved mobility and transport infrastructure has led to a loss of local diversity and distinctiveness and the gradual erosion of that special local character which is so highly prized.

1.3 Whilst it would be inappropriate to prevent development, new buildings should respect patterns of regional diversity and local distinctiveness. Harmony should exist between the character of the landscape, settlement patterns and the buildings themselves.

1.4 The Design Summary describes the essential character of the District. In so doing it focuses on the distinctive vernacular character of buildings in each area, rather than on the character of the landscape which has been described in detail in other publications. It also provides guidance on the general principles that should be adopted by designers, developers, builders and property owners in order to ensure that all development, from a major new estate to a small house extension, enhances countryside character rather than detracts from it. Although the Design Summary takes traditional design and materials as its starting point, it does not preclude innovative design solutions where these respect or reinforce local character and distinctiveness, or the use of non-vernacular styles or materials where the site is considered suitable and the architectural approach is justified.

1.5 Opportunities for a broad range of development occur throughout the District. It is recognised that a special approach should be taken to achieve the very highest standards in designated areas such as the North Pennines AONB and in Conservation Areas. Equally, it is of vital importance that more modest development, for example on the edge of a settlement or as infill of vacant plots, is undertaken with sensitivity throughout the District. It must be emphasised that such sensitivity to local character need have no adverse cost implications to the developer.

1.6 The Design Summary does not attempt to provide a comprehensive analysis of the architectural development of the District or a detailed guide to design in the countryside, or prescribe specific design solutions. It does, however, seek to capture the distinctive spirit of broad areas of Eden which share similar characteristics. It is hoped that this context, and the Design Framework set out later in the document, will help individual projects to be designed in a sympathetic and creative manner. To this end three broad character areas within the District have been identified which show a measure of homogeneity of design or materials.

2. The Eden Countryside

2.1 The diversity of the Eden countryside and the settlements within it, are the products of physical and historic influences which have acted through time, shaping the basic structure and appearance of the landscape and the materials available to its inhabitants. Drawing upon this resource, the

¹⁵ <https://www.eden.gov.uk/media/1457/eden-design-summary.pdf>

settlements and buildings of Eden vary in terms of their materials, layout and design. These variations are a response to the landscape setting, materials available, climatic conditions and historic influences. The Design Summary attempts to outline the basic characteristics of the domestic vernacular tradition as found within the District's settlements.

2.2 The vernacular tradition outlined in this document relates primarily to those buildings constructed from the seventeenth to nineteenth centuries, with the earlier of these buildings being more truly vernacular in character, reflecting also earlier medieval styles. In referring to the vernacular tradition, the Design Summary is alluding to a process whereby local craftsmen met functional requirements according to traditional plans and procedures, utilising local materials and constructional methods. Later buildings in the area tend to incorporate "polite" styling and detailing in response to a wider knowledge of formal architectural design and fashions, adapted to suit local materials, in a way that has become part of the established character of the area.

Fig 1. House showing typical 'polite' styling and detailing

2.3 Although there are minor variations throughout the District, and particularly within the larger settlements, three broad character areas have been identified which reflect distinct variations in building traditions and materials. These are:

- ◆ The Eden Valley
- ◆ Westmorland Limestone
- ◆ The North Pennines

2.4 These variations derive principally from the underlying geology and as a consequence there is a close correlation between these and the character of the broader landscape as described in the Countryside Commission's work relating to landscape character areas and the "Cumbria Landscape Classification" published by Cumbria County Council.

2.5 In addition to the three main character areas, there are several localities where clear variations exist.

Of particular note are:

- ◆ The area around Kirkby Stephen where a local stone, brockram, is widely used;
- ◆ Tebay where slate has been used for building; and
- ◆ Temple Sowerby where brick produced at the nearby Culgaith brick and tile works appears in a limited number of Georgian buildings.

2.6 Although villages and towns grow and evolve or shrink and disappear, many of those within the District have a broadly similar pattern reflecting medieval farming practices. This is characterised by a rectilinear pattern with narrow fields at right angles to the village street or green, divided into crofts and strip fields by a back lane. The dwellings and associated farm buildings tend to be located fronting onto, or at right angles to, the village street in a "long house" (with dwelling and byre or barn under a single or continuous roof) or courtyard form. A number of villages are loosely developed and feature central rectangular greens.

The Character Areas

3.1 The Eden Valley

3.1.1 The Eden Valley character area centres upon the valley formed by the River Eden but extending eastwards to include the rolling foothills of the North Pennines and westwards to include the sandstone ridge and broad open landscape of the Inglewood Forest area. This is a varied landscape in both topography and character which is united by land-use, a majority of the area being in farming use, and in the character of its buildings and settlements. The area is well treed with many woods, copses and hedgerow trees. In addition, higher ground in the locality is frequently used for commercial forest planting. This character area is closely related to the Countryside Commission's "Eden Valley" character area.

3.1.2 Settlements in the Eden Valley vary in their size and character. There are, however, common features such as a rectilinear layout, often with buildings fronting onto a rectangular green. This form is a striking feature of villages such as Temple Sowerby, Milburn, and Dufton. Others have a more organic form developed around a topographical feature such as a stream or ford, as in the case of Morland. The towns of Penrith and

Appleby lie within this character area, and, although more varied and robust in design and material characteristics, many of the features found throughout this character area may be observed in these towns.

3.1.3 A unifying feature of this area is the use of sandstone as the dominant building material. This varies significantly in colour, from the orange/brown of the St. Bees sandstone along the Pennine foothills, the salmon pink and red of the Penrith sandstone, to the beautiful grey/pink of the sandstone from Greystoke and Appleby. The widespread use of this material for buildings and boundary walls lends the whole area an immediate and distinct character.

3.1.4 This is reflected not only in the colour of buildings, but also in their architectural detailing. When first quarried the sandstone is readily worked. As a consequence it is very widely used in finely dressed form for quoins and window surrounds, even on humble buildings where the walls may be of coursed rubble. On finer and more substantial buildings the stone is frequently dressed and used as ashlar and finely carved window and door heads are common. In addition to the use of sandstone as an exterior finish, many buildings of rubble construction in this identity area have been lime washed or rendered. Where render appears, it is either as a wet-dash or roughcast finish, or as a smooth surface marked to mimic ashlar (stucco), with walls painted white or in bright pastel shades and window surrounds picked out in a contrasting colour.

Fig 3. Fine-jointed ashlar stonework

3.1.5 The most frequently found traditional roofing material in this area is Westmorland Green slate, a thick green slate laid in diminishing courses giving roofs a distinctive colour and texture. The use of this thick and heavy material results in roofs usually having a slope of about 35°. Red/brown sandstone slates are also frequently found, particularly on farm buildings. This again is a thick and heavy material. Its large unit size, however, allows the use of a rather shallower pitch of about 30°. These materials also often appear together, with a first course of sandstone slates being used at eaves level and the remainder of the roof being Westmorland Green slate. In this character area, ling thatch was at one time common and a number of buildings still feature the very steep roof pitch required for that material.

3.2.1 Much of the south of the District falls within this character area. The area includes the Fells, Lune Valley and Howgills. The character area largely coincides with the Countryside Commission's "Orton Fells" character area. In landscape terms this is "characterised by large expanses of moorland and limestone upland with settlements restricted to lower land."

3.2.2 A majority of settlements in this area are to be found clustered around streams and springs in valley bottoms. Village greens tend to be linear, reflecting this type of location. Many settlements retain well preserved features which reflect early medieval farming practices such as crofts, strip fields and back lanes. Throughout the area is evidence of the coursed rubble walls settlement and burial sites being frequently found, especially on the upland ridges.

3.2.3 The principal building stone in this area is limestone, reflecting the underlying geology. It is a hard stone varying in colour from light grey to pale yellow. Because it is not readily worked it is most frequently used randomly with limited coursing and in fairly small pieces. Window and door openings are often treated simply with stone cills and lintels, lacking the dressed surrounds found elsewhere in the District. Where dressed stone features do appear they are frequently made from more easily worked sandstone imported from neighbouring areas. In both Kirkby Stephen and the Lune valley some ornate window detailing occurs in the form of gothic revival tracery and carving.

3.2.4 While limestone is the most commonly found material, others do occur. For example a pale yellow sandstone is found particularly on more important buildings such as churches in and around the Lyvennet valley. This reflects variations in the underlying geology which changes to include both this material and Penrith sandstone.

3.2.5 Throughout the District, but especially in this character area, buildings are frequently lime washed or have rendered and painted exteriors. This is a reflection of the quality of the local building material and the inclement weather. Where render occurs it usually has a textured wet-dash finish and tends to be self-coloured or lime washed in white.

3.2.6 As elsewhere in Eden, the most commonly found traditional roofing material is Westmorland Green slate laid in diminishing courses to a pitch of about 35o.

3.3 The North Pennines

3.3.1 The North Pennines character area covers that part of the District to the east of the Pennine ridge. This is a distinctive open upland landscape, the importance of which has been recognised by designation as an Area of Outstanding Natural Beauty. There is little tree cover, what there is being confined to the valley bottoms. Due to the elevation farming extends only part-way up the valley sides the higher fells being open moorland. Again there is close correlation with the Countryside Commission's "North Pennines" character area.

3.3.2 Development within the area tends to be confined to the valley bottoms, notably around the settlements of Alston, Nenthead and Garrigill. These have grown organically and their forms reflect differing backgrounds:

- ◆ Alston its market function,
- ◆ Nenthead its mining history,
- ◆ Garrigill its agricultural role.

3.3.3 Millstone grit is the predominant local building material. Its honey colour gives buildings in the area a warm and attractive appearance. The stone is, like the sandstone of the Eden valley readily worked. It is used therefore in random rubble and coursed square rubble form and as fine dressed ashlar for quoins and for window and door surrounds. In detailing, buildings share many features with those of the Eden Valley although external staircases are an unusual feature of some domestic buildings in Alston. Similarly, Bastle houses represent a significant building type within this area, particularly in isolated locations. These are, defensive thick-walled farm buildings with living accommodation at first -floor level over a byre.

3.3.4 Unlike other parts of the District, the traditional roofing material for the North Pennines is a yellow sandstone. This is used in large, thick slates. The unit size allows the use of a shallow roof pitch of about 30°. This slate is, however, heavy and requires a substantial roof structure. As a result the area has seen the introduction of others including both Westmorland Green slate and Welsh slate.

3.4 Generic Features

Fig 7. North Pennines detail at Alston

3.4.1 There are certain design characteristics and use of materials which are found throughout the District. These reflect a response to the particular climatic conditions of the area, the materials to hand and the building practices which were commonly used from the seventeenth to nineteenth centuries. This is the period from which the present form of the majority of the traditional buildings date.

3.4.2 In terms of building form, traditional domestic buildings in the District fall into two main categories, both generally of two storeys. The first and earlier is a derivative of the “long-house” form with both house and farm building under a continuous roof, often with a cross passage. The second and later form is a three bay house of largely symmetrical design with a central doorway flanked by a window on either side. In addition, groups of smaller 1.5 and 2 storey cottages are a common feature of the District’s villages. A variety of other traditional house forms have developed in the District such as the “outshut”, with a rear single storey extension under a continuation of the main roof, and the “double pile” house with a rear two storey extension covered by a separate pitched roof.

3.4.3 Other building forms also occur, particularly in the case of larger or more important buildings or those which survive from the medieval period. These show an interesting variety such as the pele tower and “H” and “T” plan houses and there are also more recent Georgian and Victorian large houses and mansions of formal design. These buildings often display a wide range of decorative detailing including carved stone hood moulds or, in the case of later houses, carved stone surface decoration. Other features of interest include spiral staircases often built within the thick walls of medieval buildings or with semi circular stair towers projecting from the rear walls. Overall, however, such buildings are modest in number and whilst important, make only a small contribution to the overall character of the area. Some of these architectural details, such as hood-moulds, have often been incorporated into humbler and more recent buildings.

3.4.4 The design and detailing of buildings also falls into two main categories. Older, medieval buildings tend to be lower in height and often have a roof of “cruck” construction reflecting a tradition of steep, ling thatched roofs, especially in the eastern parts of the District. Many of these have been heightened and the roof pitch reduced to a still steep 35° to accommodate Westmorland slate roofing. Window openings tend to be narrow, two or three light casements separated by thick

stone mullions. These usually have small-paned timber casement windows. Although some older iron and leaded windows remain, these are becoming increasingly rare. Frequently these openings have been adapted to take "Yorkshire lights" or altered to take vertical sliding sash windows with twelve or sixteen small panes. Doors are often vertically boarded oak, but six panelled doors are also common. Whatever their form, windows usually have a vertical emphasis either in the shape of their openings or in the proportion of individual panes. Throughout the area white paint is commonly found as the final surface treatment for timber, including windows, although other paint colours are not uncommon and can prove very attractive.

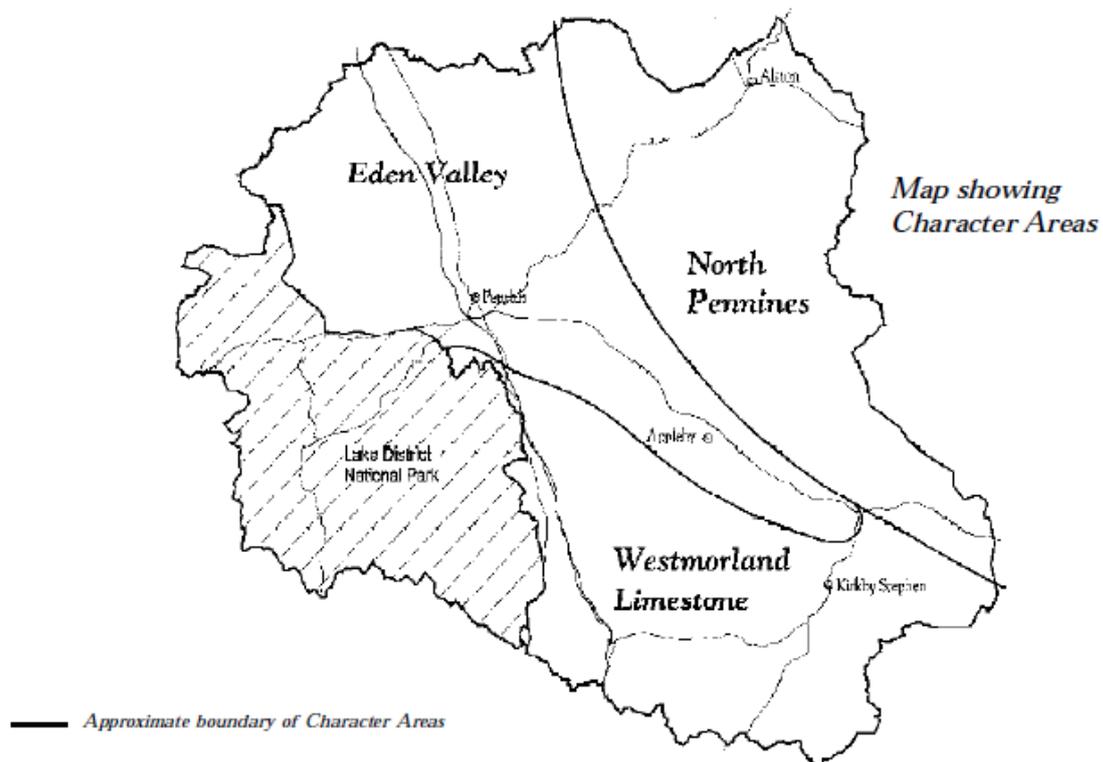
3.4.5 More recently built houses tend to have a similar 35o roof pitch usually supporting graduated Westmorland slate. Many display classic Georgian sash windows of 12 or 16 panes and doors of 4 or 6 panels. Some later, Victorian, detailing includes plainer two or four paned sliding sash windows and exterior decoration such as porches, overhanging eaves and carved bargeboards.

3.4.6 Throughout the District, certain characteristics are found on buildings of all ages and types. For example, gables tend to be blank and the proportion of window to wall is low, giving buildings a sturdy appearance. In addition, apart from occasional examples of more ornate Victorian design, the exteriors of buildings are treated in a simple manner with both the eaves and particularly verges of roofs set almost flush with the faces of the supporting walls. Guttering is generally of cast-iron fixed directly to the wall face by hangers and brackets. Roofs tend to be unbroken and dormer windows are rare. Stone copings along verges, and kneelers are also found.

3.4.7 Throughout the District, walls of natural stone construction dominate. These are generally of random rubble, coursed squared rubble, or ashlar form. The use of partly-coursed squared rubble, (sometimes called random-coursed squared rubble or mixed-coursed squared rubble) although found, is not common, and the use of this stonework, particularly when the stone is machine cut, tends to look incongruous and should be avoided.

3.4.8 Of considerable importance to the traditional character and appearance of settlements is the simple, informal nature of the roads, farmyards and verges. The carriageways of roads and accesses are generally narrow, often with wide grass verges without kerbs. Although the majority of public roads are now finished in tarmac, many access lanes and farmyards are still finished in hard-core or with hard-core runnels, or in rough cobbles rather than formal setts.

3.4.9 The treatment of boundaries is a final unifying feature. Reflecting the climate and availability of materials, boundaries are most frequently marked by stone walls, constructed of the stone most readily to hand. The local materials of each identity area are, therefore, reflected in clear variations in walling styles and materials.



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4. The Design Framework

4.1 The Eden Design Summary seeks to provide general guidance to designers, developers, builders and home owners, in order to ensure that the developments which are proposed are compatible with and complementary to the distinctive and diverse character of Eden’s countryside and villages.

4.2 The guidance takes the form of a Design Framework which is intended to encourage those involved in the development of new buildings to consider the characteristics of the local landscape, settlement pattern and building character, and to use these as a starting point in planning and designing their development. An appreciation of the local area is essential to the development of good standards of design in the countryside. The descriptions of character areas and generic features set out in Chapter 3 are intended as a basic introduction to these considerations and a context for the use of the Design Framework.

4.3 The Design Framework is not intended as a “strait jacket” to design, but aims to encourage good practice and a creative and imaginative approach to new development which is sympathetic to the character of the countryside and villages of Eden.

4.4 It considers some of the basic elements of character which should influence:

- ◆ the setting of development within the landscape,
- ◆ the siting of development within a settlement,
- ◆ the character of development in relation to surrounding buildings and spaces.

In relation to each, the Design Framework outlines a checklist of points to consider and then poses a number of questions designed to test the proposed design in relation to its setting, siting and detailed character.

4.5 Using the Design Framework

4.5.1 The following actions define the basis of this approach to designing for a particular site.

- ◆ Start by deciding which character area your proposed development would be located in.
- ◆ Using the broad descriptions of the area and local building characteristics provided in this Summary, together with your knowledge of the local area, consider the principle aspects of the characteristics of the area at three broad levels; landscape setting, village form and character, character of surrounding buildings and spaces.
- ◆ Now test your proposed development by considering the questions posed in each section. These should lead you to decide how it would sit within the landscape, how well it would be sited within a village, and the extent to which it would reflect the characteristics of local buildings and spaces. In other words, does your proposed development respond to, and complement the character of the countryside and of the settlement within which it would be located?
- ◆ Finally, consider whether there are ways in which your proposed development could be altered and improved, so that it responds more sympathetically to the character of its countryside setting and of the village location.

4.6 Landscape Setting

4.6.1 Consider the following aspects of the landscape setting for your development:

- ◆ the main natural and built elements of the landscape such as ridges, valleys, parkland, farmland, woods, hedgerows, walls, trees, streams, scattered farms, etc. which may characterise the countryside which surrounds your proposed development.
- ◆ the ways in which these elements and features add to landscape variety combining to form distinctive landscape patterns.
- ◆ whether the landscape has an open character, with long views and broad horizons, or whether views are restricted by vegetation or landform giving the area an enclosed or intimate character.

4.6.2 In the context you have assessed, answer the following questions:

Q Does your proposed development complement the character of the surrounding area?

Q How will it appear, in relation to the existing features in the landscape, when viewed from short range, or from longer distances?

Q Are there any viewpoints from which the development would be particularly prominent?

4.7 Village Form and Identity

4.7.1 Look carefully at the form and identity of the settlement within which your development is to be located, paying attention to the following aspects:

- ◆ the character of the edges of the settlement, and their relationship with the wider landscape beyond. Lines of trees, copses, hedgerows, walls and streams may extend from the countryside into the village, creating a varied edge which may enclose or conceal the settlement.
- ◆ the character and pattern of the settlement, which will probably have evolved over many centuries and which relies upon the interrelationships

between buildings, road pattern, open spaces, features such as historic village greens, back lanes, crofts and strip fields, often defined by walls or mature hedgerows and trees. These are all important elements which together combine to produce a harmonious whole.

4.7.2 In the context that you have assessed, answer the following questions:

Q Is your proposed development sited to complement the form of the village, and to avoid disruption of historic patterns of enclosure, or of landscape features which may define or conceal the settlement?

Q If sited on the edge of a settlement, does it integrate well with both the settlement and the surrounding countryside?

Q Would your proposed development occupy an open space within the settlement which is important to the identity and harmony of the settlement and/or to the settings of other buildings?

Q Would your proposed development affect public views of landmark buildings, roofscapes or other locally valued vistas?

4.8 Building Character

4.8.1 Finally, consider the following aspects of the character of nearby buildings and of the development that you propose:

◆ the position, scale, volume, proportion, density and height of your proposed development in relation to adjacent building lines or frontages, roads and open spaces.

◆ the design of surrounding and adjacent buildings, in particular the unity which may be apparent within a building frontage. Look particularly at the features of those buildings which give the settlement or area a particular character.

◆ the contribution to the village character made by features such as roof pitch, orientation and relative height of roofline, the presence of gable ends, chimneys and porches, the site, shape and frequency of windows and doors etc.

◆ the traditional materials which have been used in the construction of the settlement. These will include various types of stone, sometimes rendered and sometimes in combination, and the ways in which these materials have been used to produce a vernacular style.

◆ the contribution made to local identity by such features as boundary walls, fences, hedgerows, verges, trees, avenues, orchards, copses, streams and ponds.

4.8.2 In the context you have assessed, answer the following questions:

Q Is your proposed development compatible with and complementary to surrounding and adjacent buildings within the settlement?

Q Does it conserve and incorporate existing features which make a contribution to local such as boundary walls and established trees and shrubs?

Q Is it designed to respect the scale and density of surrounding buildings?

Q Does it reflect, in its design, detail and materials, the particular character of the settlement?

5.0 Built Heritage

There are 27 listed buildings in Ainstable parish.¹⁶

These are:

7 results.

BYRE WEST OF TOWNHEAD

Heritage Category: Listing

Grade: II*

Location:

- BYRE WEST OF TOWNHEAD, NEWBIGGIN, Ainstable, Eden, Cumbria

CROSS SOUTH OF CROSS HOUSE

Heritage Category: Listing

Grade: II

Location:

- CROSS SOUTH OF CROSS HOUSE, STAFFIELD, Ainstable, Eden, Cumbria

CHURCH OF ST MICHAEL

Heritage Category: Listing

Grade: II

Location:

- CHURCH OF ST MICHAEL, AINSTABLE, Ainstable, Eden, Cumbria

AINSTABLE HALL

Heritage Category: Listing

Grade: II

Location:

- AINSTABLE HALL, AINSTABLE, Ainstable, Eden, Cumbria

TOWNHEAD

Heritage Category: Listing

Grade: II

Location:

¹⁶ <https://historicengland.org.uk/listing/the-list/>

- TOWNHEAD, AINSTABLE, Ainstable, Eden, Cumbria

ARMATHWAITE HALL

Heritage Category: Listing

Grade: II

Location:

- ARMATHWAITE HALL, ARMATHWAITE, Ainstable, Eden, Cumbria

CHURCH OF ST JOHN THE BAPTIST

Heritage Category: Listing

Grade: II

Location:

- CHURCH OF ST JOHN THE BAPTIST, CROGLIN, Ainstable, Eden, Cumbria

FAIR HILL HOUSE, AND ADJOINING BARN

Heritage Category: Listing

Grade: II

Location:

- FAIR HILL HOUSE, AND ADJOINING BARN, CROGLIN, Ainstable, Eden, Cumbria

DALE FARMHOUSE AND ADJOINING BARN (NOT TO BE CONFUSED WITH DALE FARMHOUSE TO WEST)

Heritage Category: Listing

Grade: II

Location:

- DALE FARMHOUSE AND ADJOINING BARN (NOT TO BE CONFUSED WITH DALE FARMHOUSE TO WEST), DALE, Ainstable, Eden, Cumbria

LOW FOLD

Heritage Category: Listing

Grade: II

Location:

- LOW FOLD, RUCKCROFT, Ainstable, Eden, Cumbria

STABLE BLOCK TO NORTH WEST OF THE NUNNERY

Heritage Category: Listing

Grade: II

Location:

- STABLE BLOCK TO NORTH WEST OF THE NUNNERY, STAFFIELD, Ainstable, Eden, Cumbria

BASCODYKE

Heritage Category: Listing

Grade: II

Location:

- BASCODYKE, Ainstable, Eden, Cumbria

BRAMERY

Heritage Category: Listing

Grade: II

Location:

- BRAMERY, Ainstable, Eden, Cumbria

THE NUNNERY

Heritage Category: Listing

Grade: I

Location:

- THE NUNNERY, STAFFIELD, Ainstable, Eden, Cumbria

ARMATHWAITE BRIDGE

Heritage Category: Listing

Grade: II

Location:

- ARMATHWAITE BRIDGE, ARMATHWAITE, Ainstable, Eden, Cumbria

THE OLD PELE AND RECTORY FARMHOUSE AND BARN

Heritage Category: Listing

Grade: II*

Location:

- THE OLD PELE AND RECTORY FARMHOUSE AND BARN, CROGLIN, Ainstable, Eden, Cumbria

THE DALE

Heritage Category: Listing

Grade: II

Location:

- THE DALE, DALE, Ainstable, Eden, Cumbria

TOWNHEAD

Heritage Category: Listing

Grade: II

Location:

- TOWNHEAD, NEWBIGGIN, Ainstable, Eden, Cumbria

SUMMER HOUSE SOUTH OF THE NUNNERY

Heritage Category: Listing

Grade: II

Location:

- SUMMER HOUSE SOUTH OF THE NUNNERY, STAFFIELD, Ainstable, Eden, Cumbria

Broomrigg B1: small stone circle in Broomrigg Plantation, 920m south east of Street House

Heritage Category: Scheduling

Grade:

Location:

- Ainstable, Eden, Cumbria

Broomrigg A: large irregular stone circle and associated stone alignment in Broomrigg Plantation, 820m south east of Street House

Heritage Category: Scheduling

Grade:

Location:

- Ainstable, Eden, Cumbria

Broomrigg C: small stone circle in Broomrigg Plantation, 1010m south east of Street House

Heritage Category: Scheduling

Grade:

Location:

- Ainstable, Eden, Cumbria

Broomrigg G: standing stone in Broomrigg Plantation, 730m south east of Street House

Heritage Category: Scheduling

Grade:

Location:

- Ainstable, Eden, Cumbria

Broomrigg F: two hut circles in Broomrigg Plantation, 900m south east of Street House

Heritage Category: Scheduling

Grade:

Location:

- Ainstable, Eden, Cumbria

Broomrigg I: standing stone in Broomrigg Plantation, 920m south east of Street House

Heritage Category: Scheduling

Grade:

Location:

- Ainstable, Eden, Cumbria

Broomrigg P: shieling in Broomrigg Plantation, 775m south east of Street House

Heritage Category: Scheduling

Grade:

Location:

- Ainstable, Eden, Cumbria

Broomrigg D: small stone circle in Broomrigg Plantation, 760m north west of Far Shields

Heritage Category: Scheduling

Grade:

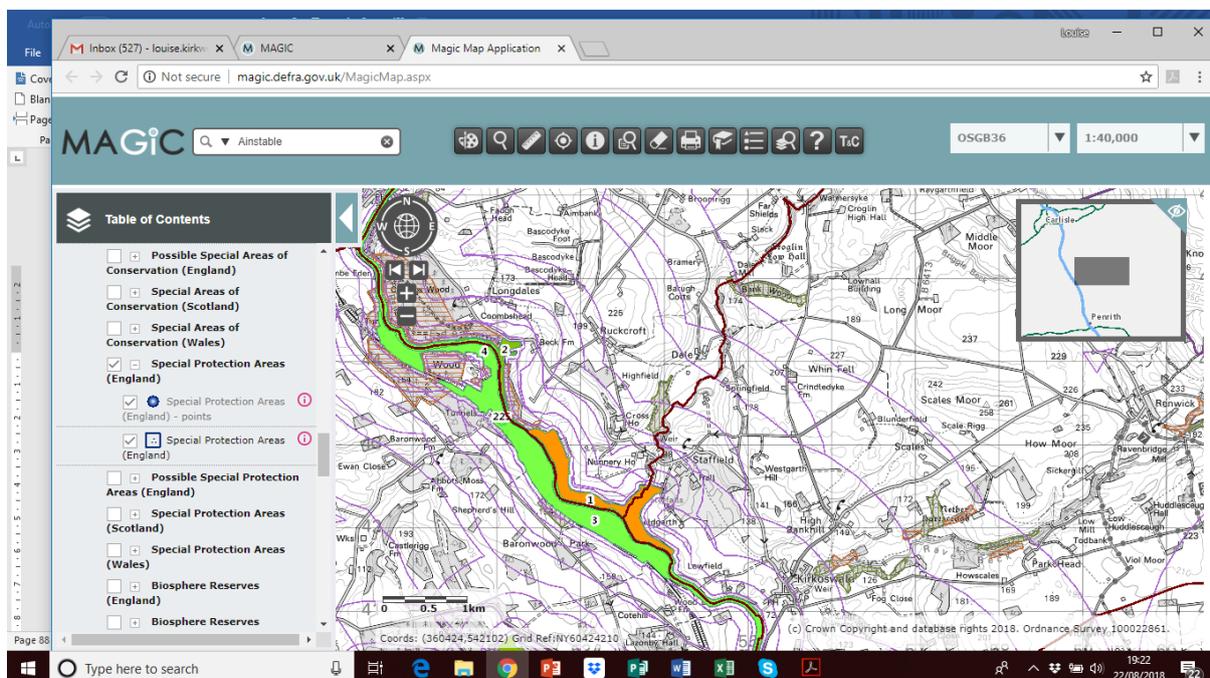
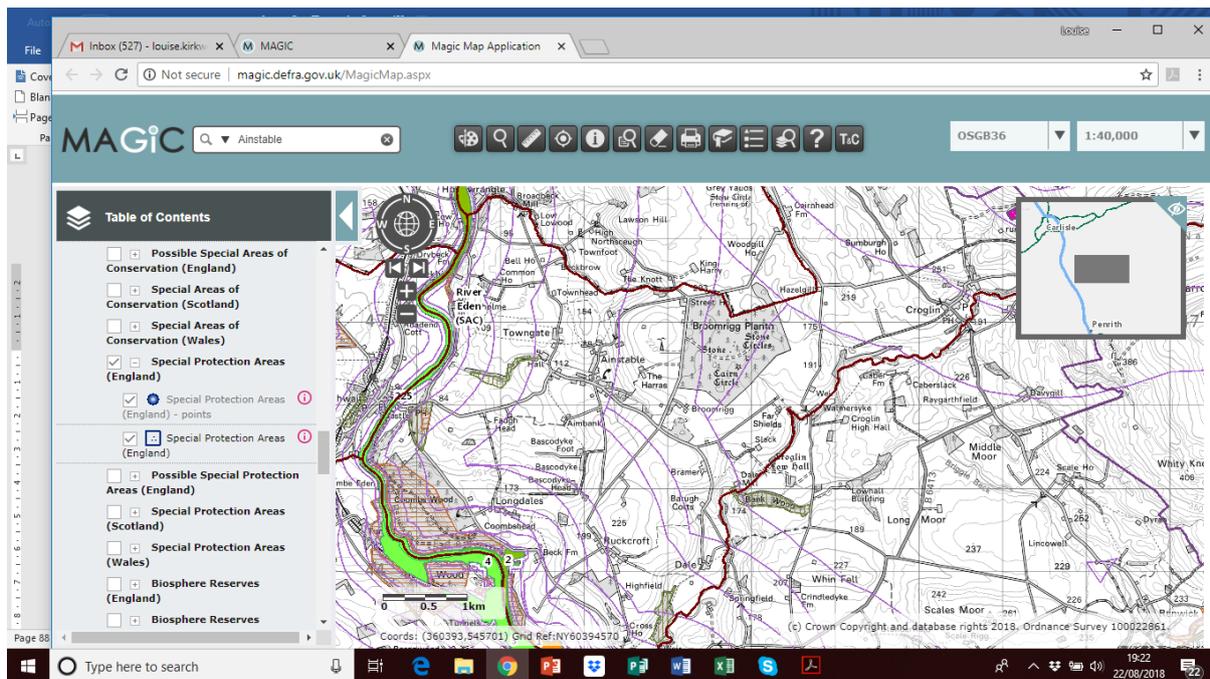
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- Ainstable, Eden, Cumbria

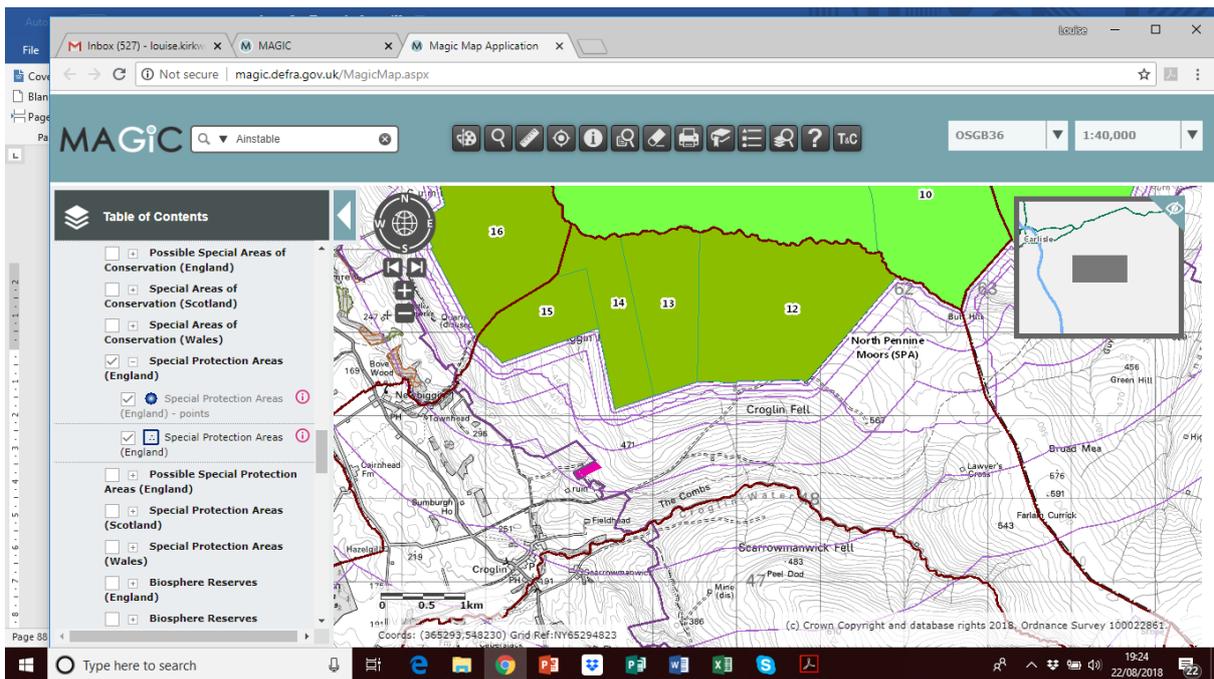
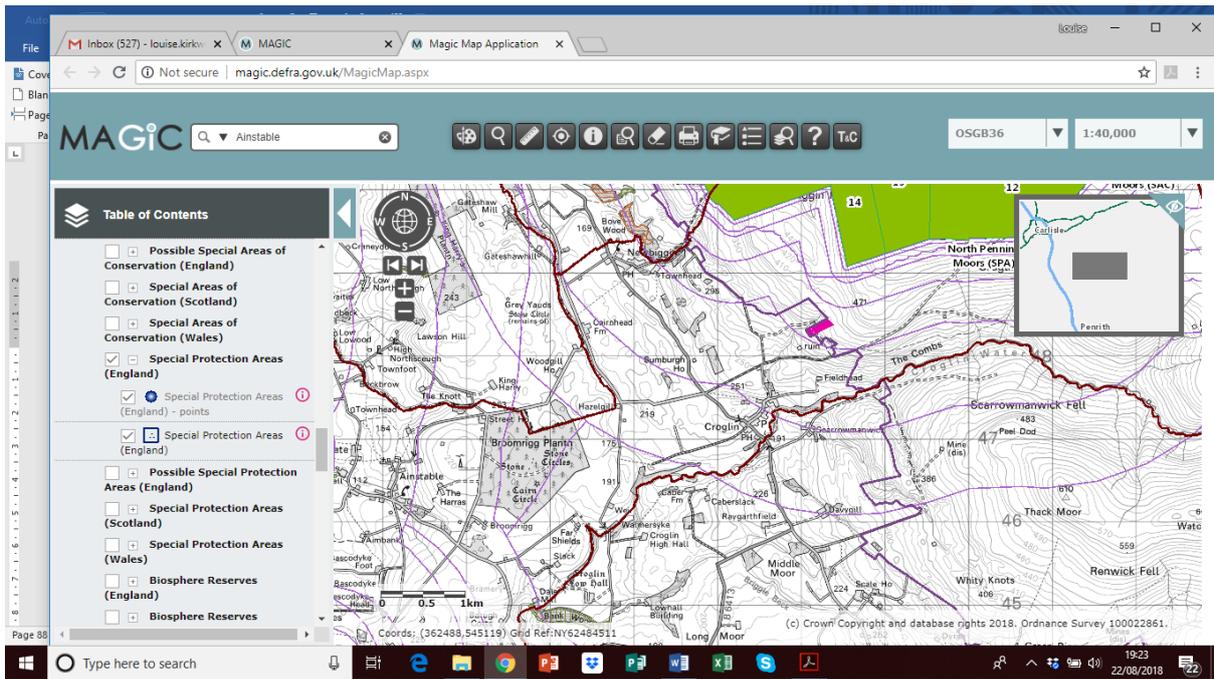
6.0 Biodiversity

- See Natural England Magic Website¹⁷

Ainstable Parish includes a number of areas of biodiversity significance including several European protected sites (North Pennine Moors SPA and SAC and River Eden SAC), 3 SSSIs (Eden Gorge, River Eden and Tributaries, and Geltsdale and Glenvue Fells), an area of Priority Habitat Inventory - Fragmented heath (Non Priority) (England), and various areas of Ancient Woodland.



¹⁷ <http://magic.defra.gov.uk/MagicMap.aspx>



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MAGIC

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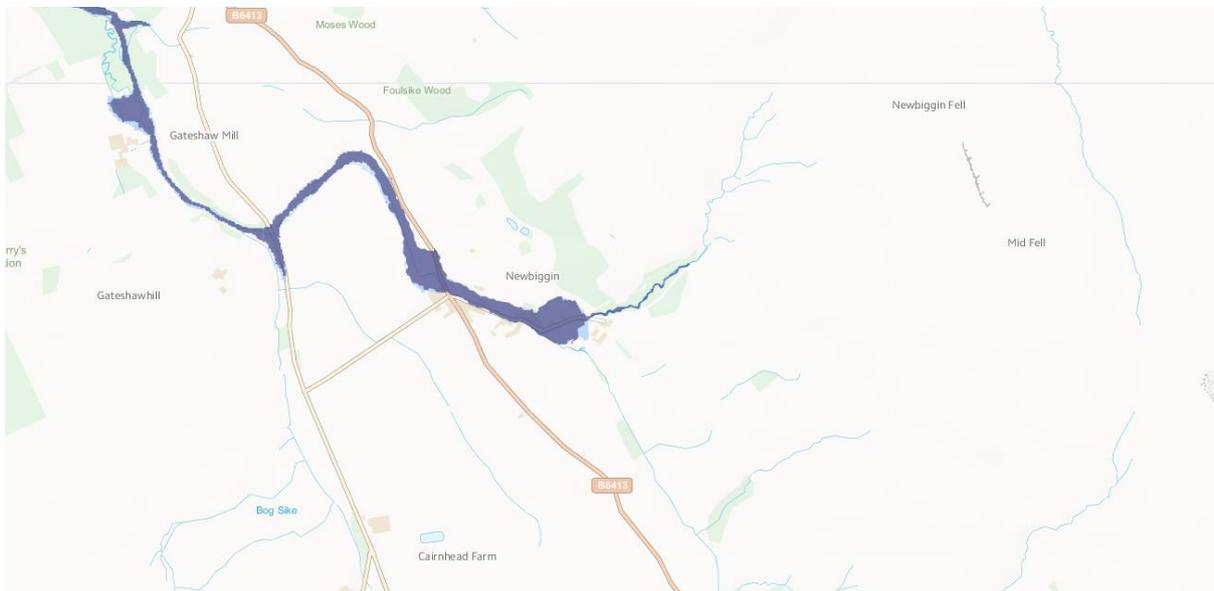
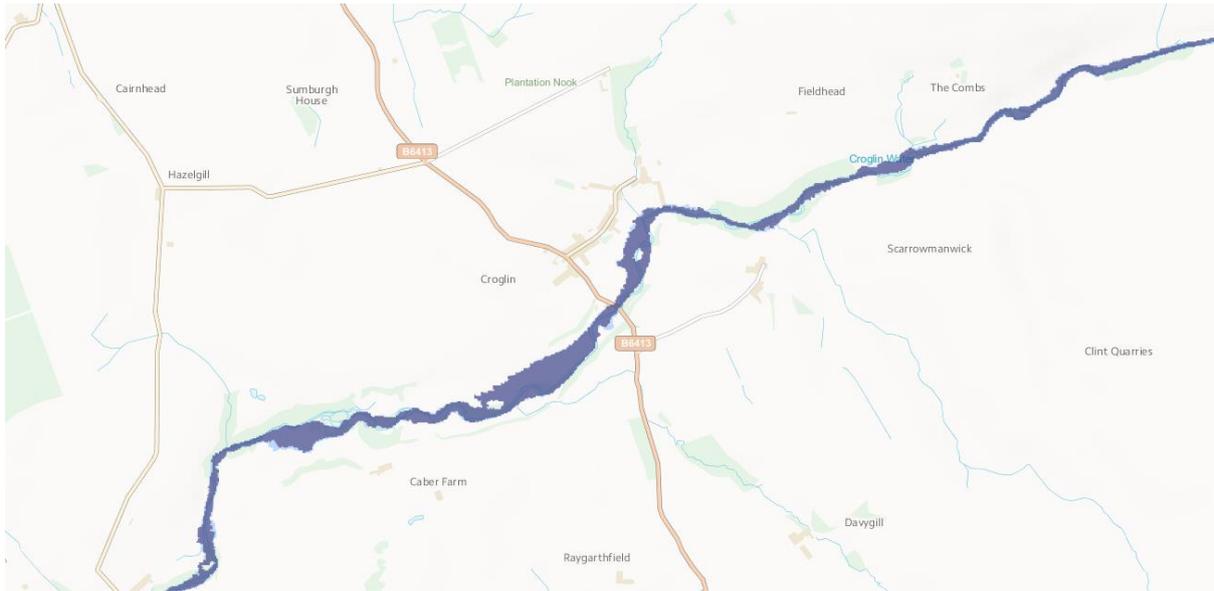
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8.0 Conclusions

This Planning Policy Assessment provides a broad planning policy framework on which to build the Neighbourhood Plan for Ainstable. The Assessment should assist with identifying key themes and planning policy areas in the proposed Plan and much of the information referred to within the document will form part of the Neighbourhood Plan evidence base.

The Assessment should be considered as a “live”, working document, and Kirkwells, if retained, will continue to review and amend the information at key stages in the preparation of the Plans. In the meantime, it is essential that the Steering Group use the document as a key source of information and reference point for preparing planning policies for the Ainstable neighbourhood area.

Kirkwells

The Planning People

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