

Draft Development Management Policies Consultation

What is Development Management?

Development Management is the process through which the Council makes decisions on applications for planning permission. This could be anything from an extension to someone's house, to a change of use of a town centre shop, to a major development of hundreds of homes on the edge of a town. There's clearly a lot to think about when assessing new development proposals, and the Council must weigh up many different and often complex issues.



The starting point for deciding applications is the policies contained within the Council's **Local Plan**. At present, applications are assessed against the **Core Strategy, Land Allocations** and the 'saved' policies of the **South Lakeland Local Plan 2006**. Some of our policies are now out of date, and there are some topic areas where we need new or updated policies because of new national government policies and guidance. We are therefore preparing new **development management policies** to replace the old 2006 plan policies and to cover some new topic areas.

What is this consultation about?

We are at the second stage in the production of a '**Development Management Policies' Development Plan Document (DPD)** which will, once adopted, become part of the Council's Local Plan. We consulted on an Issues and Options Discussion Paper in late 2015 to seek views on the general scope of the DPD. We have considered feedback from this consultation, alongside other evidence, to inform a set of **preferred draft policies** on which we are now **seeking your views**.

Your views on the draft policies will be important in helping us make sure that they are appropriate for today's and future needs. Responses to this consultation will be taken into account and used to inform a final set of policies which will be published for further consultation next year, before being submitted to the Planning Inspectorate for public examination.

How do I get involved?

This leaflet provides a summary of the Draft Development Management Policies document and provides an overview of the topics covered by the new draft policies—if you are interested in any of the policy areas then take a look at the full draft policies in the consultation document and let us know what you think of them. You can share your views with us in a number of ways—see over the page for more information.



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Where can I find more information?

Lots more information about the Development Management Policies DPD can be found on our website at www.southlakeland.gov.uk. This includes copies of the draft Development Management Policies DPD, information and feedback on the previous stage of consultation, and a range of other supporting documents, including a 'Sustainability Appraisal' report, which looks at the social, environmental and economic effects of the new policies.

You can also view the documents at the following locations during normal opening hours:

- District Council offices at South Lakeland House, Kendal,
- Coronation Hall, Ulverston
- Libraries in Arnside, Grange-over Sands, Kendal, Kirkby Lonsdale, Milnthorpe and Ulverston

You can also email us at developmentplans@southlakeland.gov.uk or call us on 01539 793388 if you would like any further information on the document and the consultation.

How can I comment?

We are inviting comments on the Draft Development Management Policies DPD and supporting documents from 10 November 2016 to 5 January 2017.

You can respond by:

- using our online response facility at <http://applications.southlakeland.gov.uk/ldfconsultation>;
- completing a consultation response form available on the Council's website as well as at local libraries and Council offices - this can be submitted by email or post (see details below);
- emailing developmentplans@southlakeland.gov.uk or writing to Development Plans Manager, South Lakeland District Council, South Lakeland House, Lowther Street, Kendal, Cumbria, LA9 4DL;
- coming along to one of our drop in events and sharing your views with Council planning officers:

DATE	VENUE
Thurs 17th November 2016 2.00-7.00pm	Ante Room, Coronation Hall, Ulverston
Thurs 1st December 2016 2.00-7.00pm	Romney Room, Town Hall, Kendal

General Policies for Sustainable Development

The general policies below will be applied to all types of development proposals. Together they will help us ensure that new development is 'sustainable' and high quality.

Policy DM1—General Requirements for all Development

This policy sets out a range of criteria that all new development should meet, and covers issues such as residential amenity and privacy, design, nature conservation, transport impacts, and health and safety.

Policy DM2—Achieving High Quality Design

This policy sets out what we expect from new development in terms of high quality design and covers issues such as local character, landscape, materials, accessible and safe environments, lighting and green design. It requires interesting and well thought through design in new development that respects our local character.

Policy DM3—Historic Environment

This policy sets out how the Council will assess development proposals that could impact on our historic environment, to ensure that the district's heritage is protected and enhanced. It covers issue such as development in conservation areas, development affecting listed buildings, archaeology considerations and development affecting heritage assets of local importance.

Policy DM4—Green Infrastructure, Open Space, Trees and Landscaping

This policy sets out the amount and type of new open spaces and 'green infrastructure' that new developments will need to provide. It also sets out how trees should be protected in new development proposals, and how the Council will seek to ensure overall improvements to our green environments through new development.

Policy DM5—Rights of Way and other routes providing pedestrian and cycle access

This policy ensures that public rights of way are protected in new development proposals and requires new development to provide safe pedestrian and cycle routes to surrounding areas. It encourages new 'green corridors' in new large developments to provide attractive and safe walking and cycling routes.

Policy DM6—Surface Water Disposal, foul water disposal and treatment, watercourses, flood defences and consideration of wider land drainage interests

This policy sets out how surface water should be dealt with in new developments to minimise flood risk and protect water quality. It requires sustainable drainage systems (SuDS) and encourages their use as part of the green infrastructure of sites (e.g. ponds, swales etc). It sets out what information developers will be required to provide in their 'drainage strategies' for sites. It also sets out requirements in relation to foul water disposal and includes considerations for when there is limited capacity in the sewage network. The policy also contains criteria for development proposals affecting watercourses, land drainage and flood defences.

Policy DM7—Addressing Pollution and Contamination Impact

This policy helps ensure the protection of the district's environment and the health and safety of our citizens. It covers issues such as development at risk of pollution,, air quality, noise pollution and contaminated land. It sets out what information will be expected from developers to show that risks have been properly assessed and that measures will be put in place where required.

Policy DM8—High Speed Broadband for New Development

This policy helps ensure that new development is served by high speed broadband. It requires applicants to submit an assessment showing current levels of broadband provision and the potential for high speed broadband connections to be provided. It requires developers to engage with broadband providers at an early stage of their proposals.



Policies for Housing Development

The policies below will be applied to proposals for new housing development. They will help us ensure that new housing meets the needs of our residents and that new housing is allowed in appropriate circumstances to help support our rural communities.

Policy DM11—Accessible and Adaptable Homes

This policy ensures that all new homes in the district will be easier to physically access and move around in, and more adaptable to meet people's different needs, now and in future as they change. It does this by requiring new homes to meet the new optional Building Regulation 'M4(2) Category 2: Accessible and adaptable dwellings'. We have prepared a paper setting out the evidence for introducing these requirements—see our website.

Policy DM12—Self-Build and Custom Build Housing

This policy provides support for self-build and custom build housing. It sets out the locations where self-build housing will be actively supported. It encourages self-build plots to be provided on larger housing sites, and affordable self-build plots to be offered as a form of affordable housing.

Policy DM13—Housing Development in Small Villages and Hamlets

This policy allows small scale housing developments on the edge of small villages and hamlets where a series of criteria are met. These relate to issues such as the scale and design of development, landscape considerations, and the size of the village/hamlet and its level of service provision.

Policy DM14—Rural Exception Sites

This policy sets out the situations in which affordable housing will be permitted in rural areas as an 'exception' to policy (as new housing is generally not permitted in rural areas). It sets out scenarios where small amounts of general market housing might be allowed to help deliver affordable homes in rural areas.

Policy DM15—Essential Dwellings for Workers in the Countryside

This policy sets out criteria that will need to be met for proposals for new homes in the countryside for agricultural workers or people running rural businesses who need to live near their businesses. It seeks to ensure that such new homes are only allowed where they are essential to support the rural economy and other options have been fully considered.

Starter Homes—Interim Position Statement

This statement sets out the Council's current position on the government's new 'Starter Homes' product (homes sold at 20% discount for first time buyers under age 40). The Council is awaiting further direction from the government before adopting a local planning policy on this type of housing.

Affordable Housing in Rural Areas—Interim Position Statement

This statement sets out the Council's current position on the government's national policy change relating to the sizes of sites that affordable housing contributions can be sought on. This position is that the Council will continue to apply its affordable housing policy from the Core Strategy but will make a planning judgement on each case to decide appropriate forms and levels of affordable housing contributions, taking into account national policy and guidance.

Gypsies and Travellers Sites

This statement sets out that the Council will undertake further research into the accommodation needs of gypsies and travellers and progress work on identifying suitable land depending upon the findings of this work. A new policy is not therefore being prepared within this Development Management Policies document.



Policies for Specific Types of Development

Certain development proposals have very specific characteristics or issues that we feel are best addressed with specific development management policies. The following policies relate to a number of different types of development and will be applied alongside the general development management policies to ensure high quality and appropriate development.

Policy DM16—Conversion of Buildings in Rural Areas

This policy sets out the Council's support for the conversion of traditional rural buildings for housing, tourism, recreation and community uses provided that a series of criteria are met. These include factors relating to design, road access, utilities provision, the state of the building and its location to other buildings.

Policy DM17—Retention of Community Facilities

This policy seeks to protect existing community facilities and only permits their loss to other uses where a number of criteria are met, which take into account factors such as the existing provision of services in an area, and efforts made to retain the facility or replace it locally.

Policy DM18—Tourist Accommodation

This policy seeks to support proposals for tourist accommodation that are in appropriate locations and of an appropriate form and size so as not to have harmful impacts on their surroundings. It applies to plans for caravans, log cabins, camping and new self-catering accommodation. It also includes criteria to ensure that tourist accommodation is not used as general housing.

Policy DM19—Equestrian Development

This policy sets out criteria for new equestrian developments such as field shelters, stables, outdoor exercise arenas and equestrian businesses (e.g. pony-trekking, riding schools) to ensure that any new developments are in appropriate locations and are designed to minimise harmful impacts on the local area.

Policy DM20—Advertisements, Signs and Shopfronts

This policy sets out the Council's approach to allowing new advertisements and signs and sets out criteria that must be met for them to be approved. The policy places stricter controls on new adverts and signs that could affect the historic environment and those within the 'Area of Special Control' which covers much of the district.

DM21—Renewable and Low Carbon Energy Development

This policy supports appropriate new renewable energy development in the district by setting out a range of criteria that new development should meet. This includes considerations relating to landscape, residential amenity, historic environment, nature conservation, transport impacts and combined impacts with other structures in the landscape.

DM22—Hot Food Takeaways

This policy ensures that new hot food takeaways will only be permitted where they do not have unacceptable impacts on their surroundings (for example in relation to noise, smells, waste, residential amenity). It also restricts the number of takeaways that will be permitted in our main shopping areas, and requires careful consideration of proposals for takeaways near schools or other sensitive uses.



Policies for Sustainable Travel

The policies below relate to travel and transport. They will help ensure that parking issues are considered fully in development management decisions, and that proposals do not affect existing or potential future transport routes.

Policy DM9—Parking Provision

This policy sets out how the Council will consider the issue of parking provision in new developments including the factors it will take into account in deciding whether enough parking is being provided. It also sets out considerations for plans for new car parks, or proposals that would lead to a loss in parking.

Policy DM10—Safeguarding land for transport infrastructure improvements

This policy seeks to protect important travel routes from inappropriate development and to protect opportunities for sustainable travel improvements in future. It covers the Lancaster Canal route, disused railway lines and potential new road/rail routes that are under consideration.

Policies for Town Centres

These policies aim to help protect the vitality of our town centres.

Policy DM23—Retail Uses Outside of Town Centres

This policy helps protect our town centres from the impacts of out of town retail developments by requiring developers to submit 'retail impact assessments' for certain sizes of retail proposals outside centres to show how they will affect town centres (e.g. how much trade they will take away from them). We have set stricter limits than the national size limits to provide more protection for our centres.

Policy DM24—Kendal Town Centre and Canal Head

This policy sets out the type of development that will be encouraged in Kendal Town Centre to help maintain its attractiveness as a place to visit and shop. It also sets out how the Council will manage new development in the Kendal Canal Head area to help support its regeneration and future development potential.

A Policy for Enforcement

Policy DM25—Enforcement

This policy sets out how the Council will deal with suspected breaches of planning control. The Council has published its draft Local Planning Enforcement Plan for consultation alongside this draft policy.



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