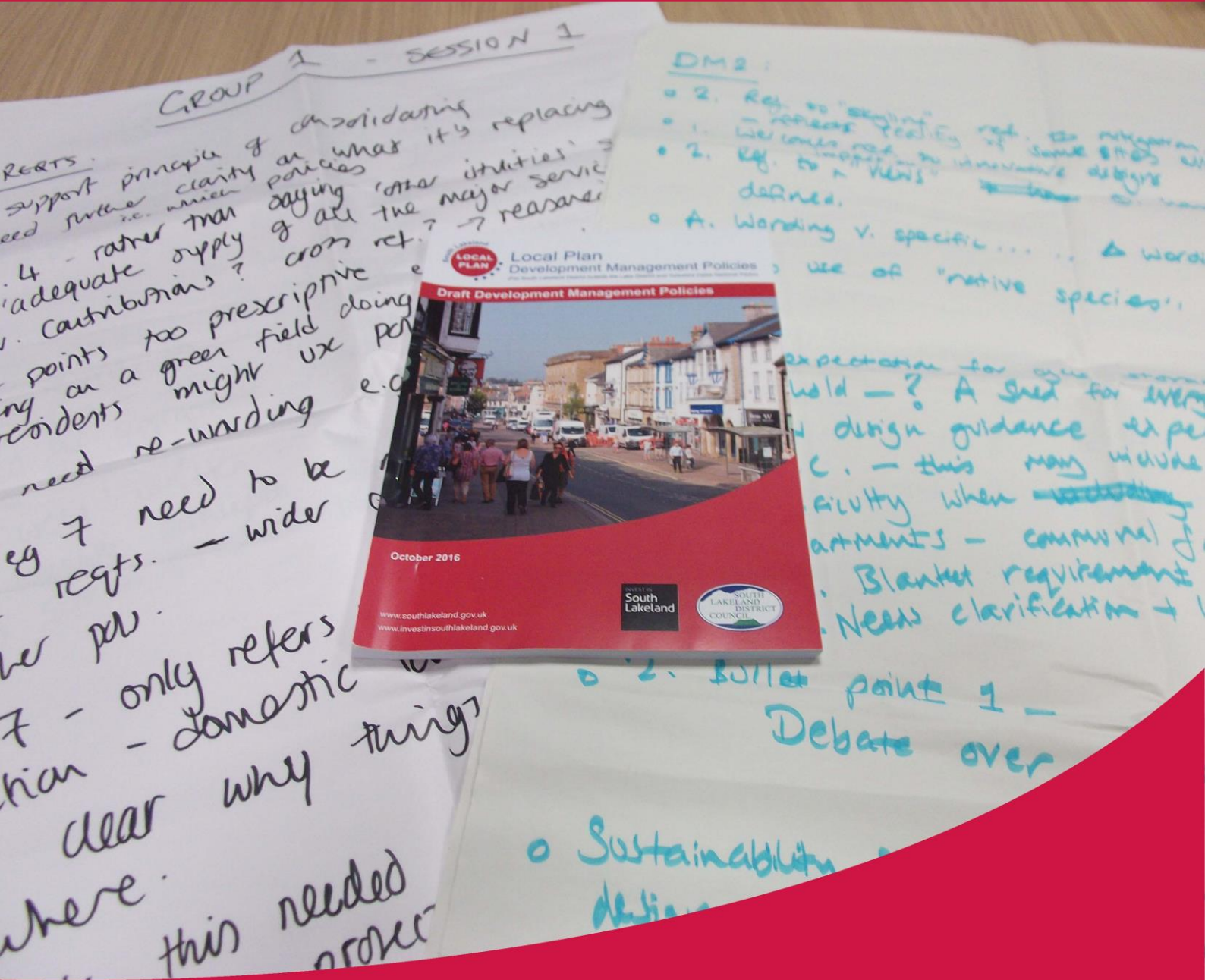


Local Plan Development Management Policies

(For South Lakeland District outside the Lake District and Yorkshire Dales National Parks)

Consultation Statement



September 2017

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1 Introduction

1.1 This document sets out how South Lakeland District Council has involved the community and various bodies in the preparation of the South Lakeland Local Plan Part 3: Draft Development Management Policies Development Plan Document (DPD). It shows how the Council has complied with **Regulation 18 of the Town and Country Planning (Local Development) (England) 2012 Regulations** and how it has undertaken engagement in accordance with the 2012 Regulations.

1.2 In accordance with Regulation 22 (1) (c) (i-iv), this Document sets out:

- Which bodies and persons the Council invited to make representations under regulation 18 (1);
- How these bodies and persons were invited to make representations under regulation 18;
- A summary of the main issues raised by the representations made pursuant to regulation 18, and;
- How any representations made pursuant to regulation 18 have been taken into account.

1.3 The Council's **Statement of Community Involvement (2016)** (SCI) sets out how South Lakeland District Council should undertake consultations on Local Plan documents. It provides the framework for how we engage.

1.4 Included within the document is a summary of:

1. Who we have engaged with;
2. How we have engaged;
3. A summary of the main issues raised;
4. How these issues have been taken into account.

1.5 This report covers the following stages of public consultation:

Stage	Date	Consultation Documents
Issues and Options and Scoping	6 November 2015 – 8 January 2016	<ul style="list-style-type: none"> • Development Management Policies DPD Issues and Options Discussion Paper • Sustainability Appraisal (SA) Scoping Report
Draft DPD – Preferred Options	10 November 2016 – 5 January 2017	<ul style="list-style-type: none"> • Draft Development Management Policies DPD • Interim Sustainability Appraisal Report • Draft Habitats Regulations Assessment • Optional Housing Standards Evidence Paper • Draft Enforcement Plan
Draft DPD – 'Main Changes'	19 June 2017 – 17 July 2017	<ul style="list-style-type: none"> • Draft Development Management Policies DPD –Main Changes Document Pre-Publication Consultation • Optional Housing Standards Evidence Paper – Update June 2017

2 Who we have engaged with

- 2.1 This section outlines who we engaged with as part of the preparation of the Development Management Policies DPD.
- 2.2 The Council is committed to early and on-going community engagement in the planning process to make sure the needs and aspirations of the community and stakeholders are taken fully into account in the documents and decisions which help shape development and protect South Lakeland's outstanding environment and culture.
- 2.3 Table 1 sets out in broad terms who the Council consulted during the preparation of the Development Management Policies DPD and associated documents. These comprise the specific consultation bodies and general consultation bodies as set out in legislation, as well as individual members of the public and organisations who had indicated to us, when asked, that they wanted to be consulted on these documents.

Table 1: Who we have engaged with

Specific Consultation Bodies
<ul style="list-style-type: none"> Duty to Cooperate bodies: Neighbouring Local Planning Authorities; Natural England, Environment Agency, Historic England, NHS Cumbria Clinical Commissioning Group, Highways England, Office of Rail Regulation and Network Rail, Homes and Communities Agency, Civil Aviation Authority, Marine Management Organisation, Coal Authority, Cumbria County Council, Lancashire County Council.
<ul style="list-style-type: none"> Other consultation bodies: United Utilities, Electricity Northwest, National Grid, Telecommunication organisations, relevant Town / Parish Councils, Cumbria Constabulary.
General Consultation Bodies
<ul style="list-style-type: none"> Members of the public (see para 2.3)
<ul style="list-style-type: none"> Local and County Council Elected Members (Councillors)
<ul style="list-style-type: none"> Groups representing voluntary, racial/ethnic, national, religious, disability and business interests.
<ul style="list-style-type: none"> Specific groups representing certain interests who may cover for example environmental, health, education, transport, leisure, economic development and community needs or equalities issues.

3 How we have engaged

- 3.1 This section outlines the methods we used to consult on the Development Management Policies DPD and accompanying documents.

Early Engagement on the Issues and Options Discussion Paper

- 3.2 Prior to the publication of the Issues and Options Discussion Paper, representatives of SLDC's Overview and Scrutiny Committee engaged with SLDC officers in a Housing Task and Finish Group discussion. This took place on 20 October 2015, and focused on a draft version of the Issues and Options Discussion Document. Various suggestions were put forward for future inclusion in the final version and these were taken into account. Overview and Scrutiny Committee formally met to discuss the Issues and Options Consultation document on the 24 November 2015 (see minutes of meeting).

Early Engagement on the Draft Sustainability Appraisal Scoping Report

- 3.3 An initial draft of the SA Scoping Report was issued to the following statutory stakeholders for consultation between 18 September and 23 October 2015:

- Natural England
- Historic England
- Environment Agency

- 3.4 Their comments were taken into account in revising the Draft Scoping Report before it was issued for public consultation alongside the DMDPD Discussion Paper. Comments received during the public consultation were also taken into account in producing the final SA Scoping Report.

Public Engagement on the Issues and Options Discussion Paper and Draft SA Scoping Report

- 3.5 A 6 week public consultation on the Issues and Options discussion paper and Draft SA Scoping Report took place from 6 November – 18 December 2015 (this was extended to 8 January 2016). The key purpose of the consultation on the discussion paper was to seek views on the scope of the Development Management Policies DPD. The Issues and Options Discussion Paper introduced a range of topic areas, seeking views on whether they should be the subject of future Development Management Policy. To help assist people when considering the merits of including various policies, a set of options was presented and a set of questions posed to generate discussion. These options and questions were tailored in order to seek views on the types of issues and evidence that might need to be considered to inform future Development Management Policy making.
- 3.6 The Council's methods of engagement (SCI Section 4) were used throughout the consultation, as follows:

Table 2a Communication Methods – Consultation on Issues and Options Discussion Paper and Draft SA Scoping Report

Communication Method	
Consultation Documents	Relevant documents were made available for inspection at South Lakeland House, Kendal, Coronation Hall, Ulverston and libraries at Kendal, Ulverston, Grange-over-Sands, Milnthorpe, Kirkby Lonsdale and Arnside.
Website and Email	Relevant documents were made available on the South Lakeland District Council website for viewing and downloading. Libraries in South Lakeland also offer internet access. There were also opportunities to respond to consultation documents via email and web-forms. Website: https://www.southlakeland.gov.uk/planning-and-building/south-lakeland-local-plan/ . Email: developmentplans@southlakeland.gov.uk
Media / Press	Adverts were published in the Westmorland Gazette, North West Evening Mail and Grange Now with details of where and when documents can be inspected and responded to. There was a press release and social media coverage.
Existing Channels	We have sought opportunities to use existing channels of community representation and standing forums, including: <ul style="list-style-type: none"> • Councillors of South Lakeland District Council and Cumbria County Council (within the district); • Town and Parish Councils - including parish plan groups; • Cumbria Association of Local Councils; • Local Area Partnerships; • Kendal Futures; • Cumbria Local Enterprise Partnership • Residents' Associations.
Key Stakeholder Groups	We have liaised with key stakeholder groups in an informal setting, for example we held a meeting with representatives of the Cumbria Housebuilders Forum on 9 December 2015 at Kendal Town Hall
Exhibitions, Leaflets and Posters	Exhibitions, displays were used as part of the Drop In Event material. Certain documents have been used to illustrate proposals, invite participation from a community or area, and provide for direct feedback via response forms and officers (if present i.e. Drop In Events)
Focus Groups	None
Newsletters	A feature appeared in the South Lakeland News (Autumn 2015 edition)
Meeting with Communities	Two Drop In Events were held: <ul style="list-style-type: none"> • Tuesday 17 November at Kendal Town Hall between 14:00 and 19:00 • Thursday 19 November at Coronation Hall, Ulverston between 14:00 and 19:00

Engagement on the Draft Development Management Policies DPD

- 3.7 A 6 week consultation period on the Draft Development Management Policies DPD and accompanying documents took place from Thursday 10 November 2016 to Thursday 5 January 2017. An easy to read summary leaflet was prepared and two public drop in events were held where officers from the Development Plans team were available to discuss the draft policies and accompanying documents.

Table 2b Communication Methods – Consultation on Draft Development Management Policies DPD, Draft SA Report, Draft HRA and Optional Housing Standards Evidence Paper

Communication Method	
Consultation Documents	Relevant documents were made available for inspection at South Lakeland House, Kendal, Coronation Hall, Ulverston and libraries at Kendal, Ulverston, Grange-over-Sands, Milnthorpe, Kirkby Lonsdale and Arnside.
Website and Email	Relevant documents were made available on the South Lakeland District Council website for viewing and downloading. Libraries in South Lakeland also offer internet access. There were also opportunities to respond to consultation documents via email and web-forms. Website: https://www.southlakeland.gov.uk/planning-and-building/south-lakeland-local-plan/ . Email: developmentplans@southlakeland.gov.uk
Media / Press	Adverts were published in the Westmorland Gazette and North West Evening Mail with details of where and when documents could be inspected and responded to. There was a press release and social media coverage.
Existing Channels	We have sought opportunities to use existing channels of community representation and standing forums, including: <ul style="list-style-type: none"> • Councillors of South Lakeland District Council and Cumbria County Council (within the district); • Town and Parish Councils - including parish plan groups; • Cumbria Association of Local Councils; • Local Area Partnerships; • Kendal Futures; • Cumbria Local Enterprise Partnership • Residents' Associations.
Key Stakeholder Groups	We liaised with key stakeholder groups through a stakeholder workshop which was held at Kendal Town Hall on 8 December 2016.
Exhibitions, Leaflets and Posters	Poster displays were created for use at the public drop in events and easy read summary leaflets were prepared.
Newsletters	A feature appeared in the South Lakeland News.

Meeting with Communities	<p>Two Drop In Events were held:</p> <ul style="list-style-type: none"> • Thursday 17 November 2016 at Coronation Hall, Ulverston, between 14:00 and 19:00 • Thursday 1st December 2016 at Kendal Town Hall, between 14:00 and 19:00
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Engagement on the Draft Development Management Policies Main Changes Document (the Pre-Publication Consultation) and updated Optional Housing Standards Evidence Paper

3.8 Between 19 June 2017 and 17 July 2017 a further period of consultation was undertaken on a number of proposed changes to the draft DM Policies DPD. This consultation focussed on selection of draft policies that the Council considered has been changed significantly since the draft DPD consultation, together with two new proposed policies. This consultation period was intended to give people another opportunity to comment on these policies prior to the formal Publication stage. This consultation was limited to the policies that had been changed and the new policies, and respondents were asked to only comment on the identified policy areas. An updated version of the Optional Housing Standards Evidence Paper was also consulted on alongside the selected draft policies for comment. No public drop in events were held during this consultation but a stakeholder workshop was held at Kendal Town Hall on 13th July 2017.

Table 2c Communication Methods – Consultation on Draft Development Management Policies DPD Main Changes Document

Communication Method	
Consultation Documents	Relevant documents were made available for inspection at South Lakeland House, Kendal, Coronation Hall, Ulverston and libraries at Kendal, Ulverston, Grange-over-Sands, Milnthorpe, Kirkby Lonsdale and Arnside.
Website and Email	Relevant documents were made available on the South Lakeland District Council website for viewing and downloading. Libraries in South Lakeland also offer internet access. There were also opportunities to respond to consultation documents via email and web-forms. Website: https://www.southlakeland.gov.uk/planning-and-building/south-lakeland-local-plan/ . Email: developmentplans@southlakeland.gov.uk
Media / Press	No adverts were placed in local media, however there was a press release and social media coverage.
Existing Channels	We have sought opportunities to use existing channels of community representation and standing forums, including: <ul style="list-style-type: none"> • Councillors of South Lakeland District Council and Cumbria County Council (within the district); • Town and Parish Councils - including parish plan groups;

Communication Method	
	<ul style="list-style-type: none"> • Cumbria Association of Local Councils; • Local Area Partnerships; • Kendal Futures; • Cumbria Local Enterprise Partnership • Residents' Associations.
Key Stakeholder Groups	We liaised with key stakeholders through a workshop at Kendal Town Hall on 13 July 2017.
Exhibitions, Leaflets and Posters	No exhibitions or posters were presented during this consultation period.
Newsletters	This consultation was not publicised in any local newsletters.
Meeting with Communities	<p>No public drop in events were held during this consultation.</p> <p>A specific meeting was held with the North East Kendal Flood Action Group to discuss policy DM6 and flood risk issues.</p>

Equalities

3.9 As set out above and below, we directly consulted a range of community groups and organisations by contacting them by letter or email through our consultation database. This included organisations representing particular social groups including faith groups, people from black and minority ethnic backgrounds, people with disabilities and particular age groups, including the young and elderly. A range of engagement techniques were used in order to enable all groups to make their views known.

3.10 Methods of engagement used to help broaden the accessibility of the consultation include:

- Translation / other formats available for all documents.
- Venues for drop-in days are accessible to those with disabilities and open into the evenings (19.00).
- Ensuring the consultations were advertised through as many means as possible

Equality Monitoring

3.11 As part of the consultations, a request was made to respondents to complete an Equality Monitoring Form. The monitoring form is divided in to three categories; disability, gender, age. A final section required the respondent to say whether they attended a drop-in-event and how they found out about the consultation.

Methods – techniques for responding

3.12 People could use a range of different methods to respond to the consultations. These were:

- **Online** – using the Council’s online consultation response facility, which allows people to draft, amend and enter a response directly;
- **Response form** (see Appendices 3, 6 and 9) – people could pick up a response form from Council offices, drop-in events and local libraries, or print one off the Council’s website, complete it and return it to the Development Plans Team by post or by hand;
- **Email** – people could email the Development Plans Team with their comments using a dedicated email address;
- **Letter** – people could send hand-written or typed letters to the Development Plans Team by post.

4 Issues and Options Stage: Summary of the main issues raised and how they have been taken into account

4.1 This section provides a summary of:

- Level and nature of response – quantity, types of respondents, method of response.
- The types of subject matter that respondents felt should be covered in the Development Management Policies Document.
- Level of support for the options as presented in the discussion paper, identification of alternative options.
- An account of the main issues raised, commentary on options on how to take forward a policy topic.
- An account of how these issues have been taken into account in the development of the Draft Development Management Policies DPD and the Draft Sustainability Appraisal Scoping Report.

How were comments recorded?

4.2 All comments received online were automatically recorded in the Council's consultation database. All those received by email, letter or on paper copies of the response form were recorded on the database manually. Comments on the Issues and Options Discussion Paper and Draft SA Scoping Report (are available to view on the Council's website at <http://tinyurl.com/zmjb3> and are summarised at Appendix 1 by topic area/subject matter.

Level and Nature of Response

Overall quantity

4.3 The Council received 34 individual responses in respect of the Issues and Options Discussion Paper and 5 individual responses in respect of the Draft SA Scoping Report.

Types of Respondents

4.4 Organisations including Parish/Town Councils, developers and landowners have contributed most in terms of the number of responses received (32). For evidence of who responded see Appendix 1.

Method of response, feedback from equality monitoring forms

4.5 We received 4 equality monitoring forms. The results are summarised below:

- 3 respondents stated they were male
- 2 respondents stated they attended the drop-in-event
- 3 respondents stated they were aged 51-65 and 1 respondents aged 66-80
- 3 respondents stated they were made aware of the consultation through email communication, and 1 through the Westmorland Gazette
- 3 respondents stated they didn't have a limiting disability

Issues and Options Discussion Paper – Main Issues Raised and how they have been addressed

- 4.6 This section identifies the main issues raised on the Issues and Options Discussion Paper. It covers the following:
- A brief summary of general comments about the document as a whole, introduction as well as engagement (paragraph 4.7-4.8)
 - A list of topic areas that respondents felt should be covered in the Development Management Policies Document – i.e. its scope (paragraph 4.9)
 - For each topic area as appears in the discussion paper:
 - Tables 3-32 ('a') provide a summary of the level of support for each of the options as set out by topic and policy area in the Issues and Options Discussion Paper. These tables identify those who supported (or didn't support) each option presented and summarises any other comments made;
 - Tables 3-32 ('b') summarise the main issues raised with regard to each topic and policy area, and how these have been addressed. It focuses on the types of issues that would need to be considered when developing any future policy, including evidence that would need to be taken into account;
 - Table 33 shows how we have addressed suggestions for inclusion of other policy topic areas not identified in the discussion paper;
 - Tables 34 and 35 respectively summarise comments made with regard to Saved Local Plan policies (not suggested for retention) and the Draft SA Scoping Report and how we have addressed them.

General Comments

Introduction

- 4.7 A few comments were made about the introductory text and some general factors that should be taken into account. These included a request for the document to be clear about its relationship with the AONB DPD, emerging Neighbourhood Plans and clarity over the area of South Lakeland it will cover.

Engagement

- 4.8 One comment expressed concerns that the nature and format of the document is not very user-friendly and therefore would detract from enabling meaningful engagement with the public.

Scope of Development Management Policies DPD

- 4.9 Each topic area included in the Discussion Paper was considered as having some merit for inclusion within the Development Management Policies Development Plan Document. Topic areas that were considered most worthy of inclusion included:
- Flooding / Sustainable Drainage
 - Design

- Housing Optional Standards
- Housing – role of starter homes in respect to affordable housing delivery

4.10 A number of suggestions were made for other topic areas not specifically covered in the Discussion Paper. These are listed in Table 33.

Policy Topic - General Requirements for all Development

Table 3a – Response to suggested options – level of support and identification of alternatives

Option	Who supported this option?	Who didn't support this option?	Other comments
Option 1 - Maintain the current policy position, i.e. include similar standard requirements within a set of policies for various types of development.	Highways England	Home Builders Federation; National Trust	National Trust - if an overarching policy wording is too vague or imprecise (Option 2) then reconsideration would need to be given to the benefits of Option 1
Option 2 - Condense requirements as referred to above into a new single or small number of development management general requirements policies that can be applied to any new type of development. Where other requirements may need to be applied additional policies would be adopted.	United Utilities, Grange-over-Sands Town Council, Cumbria County Council, Cumbria House Builders Group, Grange Parish Neighbourhood Plan Steering Group, National Trust, Arnside and Silverdale Area of Outstanding Natural Beauty (AONB) Partnership		
Option 3 - Include no new policy or policies setting out such requirements, and instead rely on the application of national and Core Strategy policies.	Home Builders Federation		Home Builders Federation - If additional policies are required to reflect truly local circumstances option

Option	Who supported this option?	Who didn't support this option?	Other comments
This option would result in criteria and factors relating to the above within saved local plan policies becoming redundant.			2 may be justified, but not repeat NPPF.

Main Issues Raised and how have they been addressed

Table 3b Summary of main issues raised and how have they been addressed

Summary of Main Issues	How Have the Main Issues been addressed
If a single policy is developed, it needs to be precise, otherwise a number of policies should be considered (National Trust)	Noted.
A single policy only justified if required to truly reflect local circumstances – shouldn't repeat NPPF (Home Builders Federation)	Noted. The Council believes a new policy is justified in order to set out requirements that should be applied to any proposal regardless of location and type. The draft DM DPD proposes a policy that builds on elements of NPPF and is considered appropriate in this context.
Need to maintain specific transport related assessment criteria – NPPF not sufficient. Need to refer to DfT Circular 02/2013 – ensure development sites being promoted and developed are compliant with the guidance set out within (Highways England)	Noted. Planning circulars provide non-statutory advice and guidance on particular issues to expand on subjects referred to in legislation. They are used to explain policy and regulation more fully. Many are quasi-legislative and include a direction or requirement to take specific action or provide guidance on implementation of aspects of planning policy. The Council considers the DPD does not need to repeat the contents of planning circulars in this respect.
Need to ensure policy includes a clearer recognition of the role of developer contributions, importance of homes meeting through life requirements (Cumbria County Council)	Core Strategy Policy CS9.2 provides a policy basis for securing developer contributions, alongside the Community Infrastructure Levy. The matter of life time homes is addressed through the Draft Optional Housing Standards policy.
Policy should include factors regarding water and waste water infrastructure – and acknowledge the need in	A draft policy (general requirements) has been proposed in the Draft DM DPD that includes a requirements for the provision of infrastructure to meet specific needs arising from a development. It makes specific reference to surface water

Summary of Main Issues	How Have the Main Issues been addressed
some cases to coordinate infrastructure improvements (United Utilities)	and foul water disposal and water supply. Draft policy relating to surface and foul water disposal includes reference to the need in some circumstances to coordinate the delivery of infrastructure.
Policy should contain new/updated guidance on climate change, flooding, sustainable drainage, appropriate traffic impact assessment – road design and pedestrian/cycle requirements for new development, sustainability in development design, cumulative impact assessment, health profile of the district, regulation and design of camping and caravan sites (Grange Parish Neighbourhood Plan Steering Group)	<p>A draft policy (general requirements) has been proposed in the Draft DM DPD that includes a requirement to create safe vehicle and pedestrian /cycle movements, creation of a safe and healthy environment, requirement for development to provide the infrastructure it needs including effective flood risk management.</p> <p>A draft policy (achieving high Quality Design) has been proposed in the Draft DM DPD that includes a principle relating to inclusive sustainable design, and will be applied in conjunction with the tourist accommodation policy to consideration of proposals for camping and caravan sites.</p>
Viability implications will be dependent on issues covered (Home Builders Federation)	Noted.
Important to include specific and detailed policies on some matters, general policy might include impact on landscape/seascape character not just visual amenity. Cumulative impacts on landscape character and visual amenity including setting of AONB (Arnside and Silverdale AONB Partnership)	A draft policy (general requirements) has been proposed in the Draft DM DPD that includes a requirement for development proposals to respond appropriately to the site's local and settlement character which includes being sensitive and compatible with wider landscape characteristics. It includes a requirement to ensure development proposals protect, conserve, and where possible, enhance the special qualities of the environment of the Arnside and Silverdale Area of Outstanding Natural Beauty.

Policy Topic - Housing

Housing Optional Technical Standards

Table 4a – Response to suggested options – level of support and identification of alternatives

Option	Who supported this option?	Who didn't support this option?	Other comments
Option 1 - Maintain the current policy position, and do not implement any of the optional standards.	Home Builders Federation; Cumbria House Builders Group		
Option 2 - Adopt a new policy or policies to implement one or more of the optional standards, supplementing existing national or Core Strategy policies.	United Utilities (water efficiency); SLDC Overview & Scrutiny Committee; Cumbria County Council; Grange over Sands Town Council; Grange parish Neighbourhood Plan Steering Group; National Trust	Home Builders Federation; Cumbria House Builders Group	

Main Issues Raised and how have they been addressed

Table 4b Summary of main issues raised and how have they been addressed

Summary of Main Issues	How Have the Main Issues been addressed
General Issues	
Importance of taking viability into account for all optional standards	Noted.
Oppose any additional standards in view of impact on viability in context of current housing undersupply. There must be a legitimate and clear local need for any standards beyond the minimum requirements. (Cumbria House Builders Group).	The Council does not consider that housing undersupply is predominantly a viability issue. The Council has prepared a topic paper which clearly sets out the evidence and justification for the new optional standards in relation to building accessibility. This demonstrates that there is clear local need for more accessible and adaptable housing predominantly due to the Council's ageing population.
Optional standards should be encouraged rather than form	Local Plans should provide a clear decision making framework. The Council considers that only encouraging standards rather than requiring them would not provide

Summary of Main Issues	How Have the Main Issues been addressed
mandatory requirements (Home Builders Federation)	clarity and would not ensure that new development actually meets the standards. The Council has therefore decided to set clear requirements through the DM Policies DPD that are justified, based on local evidence and have been subject to viability testing.
All options should be applied to all new homes (Grange Town Council)	Whilst the Council can see merit in social terms of implementing all the new standards to all homes, it is not considered at this stage that it could be justified based on local evidence and the Council would therefore find it difficult to defend this approach at the public examination of the Plan. Instead the Council has taken a proportionate approach based on local need, and has decided to introduce only the accessibility and adaptability standards.
Accessibility Standards	
Will require research and evidence of need for each standard, with consideration of impact on viability and review of other policy requirements which impact on viability. (Cumbria House Builders Group)	The Council has prepared a topic paper which sets out the relevant evidence in relation to each of the standards which provides the justification for introducing or not introducing the standards. This paper has been published alongside the Draft DM Policies DPD report.
Supported in view of the increasing number of older people in South Lakeland (Cumbria CC).	Support noted, and it is proposed that the accessibility and adaptability standards are introduced through the Draft DM Policies DPD.
Internal Space Standards	
Imposition may preclude provision of smaller market dwellings. It also limits consumer choice and impact negatively on affordability, density and viability (Cumbria House Builders Group)	The Council agrees that at present a range of house types and sizes are provided that do provide choice in the market, although one, two and three bedroom properties tend to be significantly smaller than the new national standards. The Council has concerns that introducing the standards could impact on affordability at the lower end of the open market housing market, and also impact on the viability of affordable housing provision, and considers that more in depth research would be required before the standards could be introduced. It has therefore been decided not to introduce the space standards at this time and to review this position in future.
Increased standards should be applied to all new homes. Demand arises from varying needs such as families who need more space or older people who require care (Grange Parish)	The Council's research on recently completed and permitted housing developments generally showed that a range of new house types and sizes are being provided on new sites, a proportion of which would meet the new standards. It is considered that the market is to an extent delivering a range of houses including larger ones for

Summary of Main Issues	How Have the Main Issues been addressed
Neighbourhood Plan Steering Group).	families. This position will however continue to be monitored.
Water Efficiency	
Support for new water efficiency measures, including permeable surfaces (United Utilities, National Trust)	The Council considers that it would be desirable in general sustainability terms to introduce the new optional building regulations in relation to water efficiency. However based on the guidance provided in the national planning practice guidance on the evidence that should be used to justify the introduction of the standards, the Council does not consider that it could robustly demonstrate the justification for introducing the standards, particularly due to the fact that South Lakeland is not in an area of 'water stress'.
South Lakeland is not an area of 'water stress' so there is no justification for higher standards (Cumbria CC)	The Council agrees with this comment, and is not introducing the optional water standards at this time.
Should apply in areas where there is 'sufficient' water, because water saving techniques contribute to wider sustainability. Other supporting factors include climate change, lower water bills, and making homes more resilient and affordable. (Grange Parish Neighbourhood Plan Steering Group).	The Council agrees that the standards would be desirable in sustainability terms but has concerns that it would not be able to demonstrate clear local need based on the sources of evidence stated in the Government's online planning practice guidance.

Starter Homes Exceptions Site Policy

Table 5a – Response to suggested options – level of support and identification of alternatives

Option	Who supported this option?	Who didn't support this option?	Other comments
Option 1 - Rely on national policy on Starter Homes exception sites and existing Core Strategy policy, without further change.	Cumbria House Builders Group		CHBG note if starter homes are supported by the LPA, it should hopefully result in more housing completions and wider choice
Option 2 - Introduce a local Starter Homes exceptions site policy, setting out how new national policy will be implemented in South Lakeland, both on underused or unviable industrial/commercial land and rural exceptions sites (and also making clear that a small number of market homes may be accepted to help fund affordable units).	Grange-over-Sands Town Council, Cumbria County Council, Grange Parish Neighbourhood Plan Steering Group. Home Builders Federation		Cumbria CC note that policy should be tailored to meet local circumstances HBF also see benefit of option 2 in regard to specific circumstances in South Lakeland.

Main Issues Raised and how have they been addressed

Table 5b Summary of main issues raised and how have they been addressed

Summary of Main Issues	How Have the Main Issues been addressed
The need for clarity on what is meant by 'unviable' land.	The Council has decided not to progress a policy on Starter Homes in the Development Management DPD. The scope of Starter Homes has been widened nationally beyond just 'exception' sites into a proposed general requirement on all large sites. There is still a great deal of uncertainty as to how the national Starter Homes regime will be implemented by local authorities, and until the forthcoming Regulations have been laid, it is not considered appropriate for the Council to pre-empt their provisions in local policy. The Council will
Proposal for a starter homes target (or quota).	
Suggest that the need for 'low cost' market housing to be a specific DM policy option – recognising that a full range of low-cost housing	

Summary of Main Issues	How Have the Main Issues been addressed
approaches needed to be encouraged, e.g. self-build.	closely follow national policy developments and apply them as necessary in local decision making.
Incorporation of the principle of self-build into suggested policy would improve affordability.	
How will market homes be considered on such (exception) sites?	
The need to retain flexibility to deal with variable site conditions, viability issues and any future national policy changes.	
That the 80% cap should be reduced. (High demand for rented homes in the Grange area, the number of these could be reduced under Starter Homes Initiative).	
Concern about the quality of 'starter homes'.	

Self-Build and Custom Build Housing

Table 6a – Response to suggested options – level of support and identification of alternatives

Option	Who supported this option?	Who didn't support this option?	Other comments
Option 1 - Maintain the current policy position, encouraging (but not requiring) self-build and custom build housing, through existing national policy and existing relevant local policy and planning guidance.	Cumbria House Builders Group; Home Builders Federation ;		
Option 2 - Adopt a new policy to support in principle self-build and custom build housing, including practical			

measures which provide advice and help.			
Option 3 - Adopt a policy which requires a percentage of plots on larger sites above a specified size threshold to be made available for self-build or custom build housing.	Mr James Highton; Green Footsteps Ltd; Grange-over-Sands Town Council, Grange Parish Neighbourhood Plan Steering Group	Cressbrook Developments Ltd, Cumbria House Builders Group; Home Builders Federation	Those not supporting consider it unacceptable and too onerous

Main Issues Raised and how have they been addressed

Table 6b Summary of main issues raised and how have they been addressed

Summary of Main Issues	How Have the Main Issues been addressed
Concerns re. Option 3	The Council is not progressing Option 3 through the DM Policies DPD.
<ul style="list-style-type: none"> Scepticism that self/custom builders would seek plots on larger development - more likely to seek plots on individual plots or small sites. Result in uncertainties for potential house buyers (e.g. timing of delivery) and therefore impact on the viability & deliverability for the rest of the site, including affordable housing concerns about logistical issues, including provision of services, health and safety ,and management issues Is there evidence of demand to support a requirement? 	<p>The Council does not at present have specific evidence in relation to this response. It will seek to build its evidence on self-build demand over the coming months to better understand the characteristics of the demand in terms of the types and locations of plots being sought.</p> <p>The Council acknowledges that this approach could result in practical challenges in the delivery of larger housing sites by volume builders. However there are mechanisms by which these challenges could be addressed and other Councils have prepared guidance (e.g. Teignbridge's Self-Build SPD) which includes provisions for ensuring the delivery of sites, securing consistent design, infrastructure delivery etc. These concerns in themselves would not constitute a valid reason for discarding this option.</p> <p>The Council does not at present have robust evidence to demonstrate that there is specific demand for self-build plots on larger volume housebuilder development sites. The Council's current evidence of demand, indicated by the self-build register is currently low, but this is expected to grow in the coming months as the register is promoted and made available online, so this position will be kept under review.</p>
A proposed alternative to identify specific sites/plots for self-build/custom build	The Council is looking at a range of different methods and approaches by which it can support self-build including investigating land options. Allocating sites is an issue that

Summary of Main Issues	How Have the Main Issues been addressed
projects rather than integrating them within larger schemes delivered by house builders	could be considered in the Local Plan review commencing 2017. It is not a specific issue for the Development Management Policies DPD.
<p>Suggestions for assessing demand:</p> <ul style="list-style-type: none"> bringing forward the updating of evidence of demand in the Strategic a Housing Market Assessment (SHMA) adequate promotion of SLDC Self-Build Register assess good practice elsewhere and its local application (without an effective local model, it will be difficult to assess the level of demand.) 	<p>The Council will be commissioning an ‘objectively assessed need’ study as part of a new Strategic Housing Market Assessment (SHMA) in 2016/17 which will assess the demand for all types of housing including self-build.</p> <p>In the coming months the Council will be further promoting its self-build register, including introducing a form that can be completed on the website.</p> <p>The Council has assessed good practice and examples from elsewhere in order to inform the draft DM Policies DPD, notably Teignbridge’s’ self-build supplementary planning document (SPD).</p>
The need for self-build plots to be affordable	Land value is an issue that Council has very limited ability to control. The draft self-build policy does however promote affordable self-build plots as an acceptable form of affordable housing contribution and promotes affordable self-build on rural exception sites.

Rural Housing – Rural Exception Sites

Table 7a – Response to suggested options – level of support and identification of alternatives

Option	Who supported this option?	Who didn’t support this option?	Other comments
Option 1 - Maintain the current policy position in CS6.4			
<p>Option 2 - Adopt new policy or amend existing policy to:</p> <ul style="list-style-type: none"> Clarify that a small proportion of market housing may be accepted where necessary to make a scheme viable, 	Cumbria County Council; National Trust; Grange over Sands Town Council.		

Option	Who supported this option?	Who didn't support this option?	Other comments
subject to independent evidence on viability; <ul style="list-style-type: none"> To encourage or require a proportion of market and affordable housing to be for self-build or custom house building. 			

Main Issues Raised and how have they been addressed

Table 7b Summary of main issues raised and how have they been addressed

Summary of Main Issues	How Have the Main Issues been addressed
<ul style="list-style-type: none"> Support for Option 2 and the introduction of a policy that would allow some market housing to cross-subsidise delivery of affordable homes on rural exception sites, to take account of viability issues challenges (Cumbria CC, National Trust) 	<ul style="list-style-type: none"> Support noted. It is proposed to take forward Option 2 , by setting out proposed changes to Core Strategy policy CS6.4 to : <ul style="list-style-type: none"> Allow an element of market housing , in accordance with national policy, where necessary to deliver affordable housing on grounds of viability Encourage the opportunity for the delivery of self-build housing in rural exception sites – both market and affordable.
<ul style="list-style-type: none"> Support Option 2 – it's important to provide genuinely low cost housing options. Self-Build/custom/co-housing could mitigate this and should be included (Grange over Sands Town Council) 	<p>In accordance with section 5(2) of the Housing and Planning Act 2016, it is also proposed to indicate that affordable provision through Starter Homes will only be accepted where there is evidence that the need for affordable rental and discounted for sale housing has been fully met and that the starter homes affordable product can help address the remaining type of affordable housing need.</p>
<ul style="list-style-type: none"> Is there an argument that allowing additional market housing would not be appropriate within the Arnside/ Silverdale AONB (National Trust) 	<p>It is considered that the national policy which allows local planning authorities to accept some market housing to deliver affordable housing is not exclusive of areas of national landscape designation, where of course evidence of need for affordable housing can be higher than in other areas. It is proposed that the proposed policy apply across the whole South Lakeland Local Plan area.</p>

Rural Housing – Infilling & Rounding Off in Small Villages and Hamlets

Table 8a – Response to suggested options – level of support and identification of alternatives

Option	Who supported this option?	Who didn't support this option?	Other comments
Option 1 - Maintain the current policy position in CS1.2, without further definition of small villages and hamlets, or of what constitutes infilling and rounding off – with a view to reviewing this aspect of strategic planning policy in the forthcoming single Local plan review.	National Trust		
Option 2 - Adopt new policy and/or planning guidance to: <ul style="list-style-type: none"> Define what comprises a small village or hamlet; Amend or clarify the definition of infilling and rounding off. 	Grange over Sands		

Main Issues Raised and how have they been addressed

Table 8b Summary of main issues raised and how have they been addressed

Summary of Main Issues	How Have the Main Issues been addressed
Option 1 is preferred – that this issue be addressed as part of the forthcoming single Local Plan Review (National Trust)	A revised policy approach to infilling and rounding off is proposed in regard to small scale development on the edge of small villages and hamlets. It is considered this will provide a more consistent approach to assessing the acceptability of small scale new development on the edge of small villages and hamlets, as it is considered that the infilling and rounding off' approach does not allow for full consideration of the form and character if a settlement limits setting to be taken into account in judging which sites may be acceptable for (limited) development.
Support Option 2 - More clarity is needed for planning and a principle is needed to work from (Grange over Sands Town Council)	

Summary of Main Issues	How Have the Main Issues been addressed
	In view of the contribution which such small sites could make to meeting Core Strategy housing targets, local housing need and also opportunity for more self-build and custom house building, it is therefore proposed to progress this change in policy now through the Development Management policies DPD rather than await the single Local Plan review. This has the added advantage of allowing experience of implementing the new policy to be taken into account in the single Local Plan review.

Essential Dwellings for Workers in the Countryside

Table 9a – Response to suggested options – level of support and identification of alternatives

Option	Who supported this option?	Who didn't support this option?	Other comments
Option 1 - Maintain the current policy position, resulting in the retention of policy H9 and H10 in its present state.	National Trust		
Option 2 - Adopt a new policy with amended/updated criteria resulting in the replacement of policy H9 and H10.	Grange-over-Sands Town Council, Grange Parish Neighbourhood Plan Steering Group		
Option 3 - No longer apply any such policy and rely on national and core strategy policy. This option would result in policy H9 and H10 becoming redundant.			

Main Issues Raised and how have they been addressed

Table 9b Summary of main issues raised and how have they been addressed

Summary of Main Issues	How Have the Main Issues been addressed
Support Option 1. Present approach considered adequate, pending	It is considered important to update policy and criteria now rather than await the single Local Plan review. In particular it is considered important to introduce a restriction of allowing

Summary of Main Issues	How Have the Main Issues been addressed
<p>forthcoming single Local Plan review. At that time appropriate to consider different stances to new and established enterprises. Existing criteria should be reviewed as part of the re-consideration of the approach to be taken. Important to consider appropriateness of specific developments in the AONB (National Trust)</p>	<p>only temporary dwellings for businesses established less than 3 years. This is important to reduce the risk of allowing permanent homes in open countryside for new businesses some of which (unfortunately) may not be successful.</p>
<p>Applications for 'essential dwellings' in Grange Parish have been for temporary on-site accommodation for caravan park owners/managers. Not clear that this is an essential need or supports sustainability of such a business. New criteria would remove doubt and bring caravan parks into the mainstream of planning (Grange Parish Neighbourhood Plan Steering Group)</p>	<p>It is considered that the case for an essential dwelling for a site owner or manager of a caravan site or other holiday accommodation can also be considered under policy DM 15.</p> <p>Policy DM 18 on Tourist Accommodation has been modified to add: "The exceptional use of holiday accommodation as a primary or main residence for a site owner or manager will be considered under policy DM15". This will mean that consideration of such provision will be undertaken under mainstream planning policy, and include the need to submit a functional appraisal and that permission will be restricted to temporary dwellings if the business is less than 3 years old.</p>
<p>Updated criteria should include camping and camp/holiday sites – both the holiday properties and the owners/manager's dwellings (Grange Town Council)</p>	

Conversion of Buildings to Residential Use

Table 10a – Response to suggested options – level of support and identification of alternatives

Option	Who supported this option?	Who didn't support this option?	Other comments
<p>Option 1 - Maintain the current policy position, resulting in the retention (or combining) of policies H11 and H12.</p>			

Option	Who supported this option?	Who didn't support this option?	Other comments
Option 2 - Adopt a new policy with amended/updated criteria resulting in the replacement of policy H11 and H12. If a General Requirements policy is progressed, relevant common criteria could be removed from the updated building conversion policy to avoid duplication.	Grange Parish Neighbourhood Plan Steering Group; Grange Town Council		
Option 3 - No longer apply any such policy and rely only on national and core strategy policy. This would result in policies H11 and H12 becoming redundant.			

Main Issues Raised and how have they been addressed

Table 10b Summary of main issues raised and how have they been addressed

Summary of Main Issues	How Have the Main Issues been addressed
Option 2 is most appropriate. Providing the infrastructure to make the buildings habitable without degrading the natural surroundings can damage tourist amenity. NPPF criteria are open to interpretation in every case and there is no 'strong' policy safeguard for woodland which the Neighbourhood Plan aims to protect (Grange Parish Neighbourhood Plan Steering Group)	It is proposed to progress option 2, setting out a revised and updated policy which: <ul style="list-style-type: none"> • Does not duplicate matters contained in the proposed policies DM1 on General Requirements and DM2 on design • Addresses conversion of traditional buildings in rural areas to other uses as well as housing • Maintains the strong policy emphasis of restricting residential conversions to locations where the building is adjacent to or in close proximity to a habitable dwelling and restricts the number of dwellings proposed • Contains important guidance on design matters of specific concern for the conversion of traditional building
Support Option 2 - the most appropriate on the assumption that requirements are not	In advancing the revised policy it must be noted that in practice a significant amount of conversion of traditional

Summary of Main Issues	How Have the Main Issues been addressed
reduced from current policy (Grange Town Council)	buildings in rural areas to residential use is permitted development, but some matters reserved for 'prior approval'.

Gypsies and Travellers Sites

Table 11a – Response to suggested options – level of support and identification of alternatives

Option	Who supported this option?	Who didn't support this option?	Other comments
Option 1 - Update the Gypsy and Traveller Accommodation Assessment (GTAA), 2013, to take account of revised national policy (August 2015) and forthcoming new national guidance on assessments. Take account of the resulting evidence in a separate Local Plan document or the forthcoming single Local Plan review from 2017. This could include any revisions to Core Strategy policy, if judged necessary.		National Federation of Gypsy Liaison Groups (see Table 9b)	
Option 2 - Take account of the current evidence of need for transit pitches for travellers in the 2013 Gypsy and Traveller Accommodation Assessment (GTAA) and develop pitch targets and make site provision accordingly through the DM DPD process, including seeking suitable potential sites.	Grange over Sands Town Council	National Federation of Gypsy Liaison Groups (see table 9b)	

Main Issues Raised and how have they been addressed

Table 11b Summary of main issues raised and how have they been addressed

Summary of Main Issues	How Have the Main Issues been addressed
<p>Neither option 1 nor option 2, in isolation, will meet the policy requirement. A combination of both with a further policy element which sets out criteria to deal with planning applications which may come forward. It needs to deal with applications even where no need has been identified, as required by national policy as set out in DCLG's Planning Policy for Traveller Sites (PPTS) – para 10 (National Federation of Gypsy Liaison Groups)</p>	<p>On further consideration, it is considered there are advantages in undertaking some further work to consider latest evidence of need, including dialogue with key stakeholders and representatives of the travelling community, with a commitment to make site provision through a separate Local Plan document or the forthcoming single Local Plan review. Core Strategy policies 6.5a and 6.5b (adopted Oct 2010) set out policy and criteria to guide any planning applications which may come forward. These policies will be reviewed in conjunction with any site provision required in the in the separate Local Plan or the forthcoming single Local Plan review. The choice of DPD and timetable will be confirmed through a future update to the Local Development Scheme</p>

Policy Topic – Economy, Town Centres and Tourism

Loss of Employment Sites and Premises

Table 12a – Response to suggested options – level of support and identification of alternatives

Option	Who supported this option?	Who didn't support this option?	Other comments
Option 1 - Maintain the current policy position, resulting in retention of Policy E6 in its present state in conjunction with the application of Land Allocations DPD Policy LA1.5.	Grange-over-Sands Town Council. Kendal Futures.	JMP OBO Highways England.	<ul style="list-style-type: none"> Local Plan Policy E6 is becoming less applicable. NPPF – presumption in favour sustainable development and NPPF Para. 22 apply. Grange-over-Sands Town Council say that their Neighbourhood Plan should also be included in Option 1.
Option 2 - No longer apply Policy E6 and rely only on national, core strategy and land allocations policy, and a General Requirements policy if this is progressed.	Chris Garner OBO Cumbria Housebuilders Group (CHBG) supported Option 2 in part only. JMP OBO Highways England.		<ul style="list-style-type: none"> CHBG support option 2 in part only; no longer rely on Local Plan Policy E6. Need for a new policy that takes into account NPPF paragraph 22.
Option 3 - <u>A new alternative option</u> put forward in response to the Issues and Options consultation. Adopt a new policy with amended/updated criteria resulting in the replacement of policy E6. If a 'General Requirements' policy is progressed, relevant	Chris Garner OBO Cumbria Housebuilders Group (CHBG) supported an alternative option of a new policy.	This alternative option was not consulted upon at the Issues and Options Stage.	<ul style="list-style-type: none"> Take into account NPPF paragraph 22. New policy will apply to areas within and out-with the AONB.

Option	Who supported this option?	Who didn't support this option?	Other comments
common criteria could be removed from the updated Loss of Employment sites and premises policy to avoid duplication. New policy applied in conjunction with the application of Land Allocations DPD Policy LA1.5.			

Main Issues Raised and how have they been addressed

Table 12b Summary of main issues raised and how have they been addressed

Summary of Main Issues	How Have the Main Issues been addressed
New alternative Option – Introduce a new policy to replace Local Plan Policy E6.	The Council consider that Saved Local Plan Policy E6 should not be retained, as it does not take into account guidance in the NPPF. It is considered that the Issues and Options' Option 2 - No longer apply Policy E6 and rely only on national, core strategy and land allocations policy, and a General Requirements policy if this is progressed, should be the preferred option. This option will allow more flexibility. Adopted policies; Core Strategy CS7.1 – Meeting the employment land requirement, CS7.2 – Type of employment land required and sectoral split and Land Allocations Policy LA1.5 – Existing employment areas also apply.
Local Plan Policy E6 does not take into account NPPF policy.	It is considered that the Issues and Options' Option 2 - No longer apply Policy E6 and rely only on national (NPPF), core strategy and land allocations policy, and a General Requirements policy if this is progressed, should be the preferred option.
Any new policy needs to take into account NPPF paragraph 22.	Policy needs to take into account NPPF paragraph 22. It is considered that a new policy does not need to be introduced to replace saved Local Plan Policy E6. It is considered that the Issues and Options', Option 2 - No longer apply Policy E6 and rely only on national (NPPF), core strategy and land allocations policy, and a General Requirements policy if this is progressed, should be the preferred option.

Tourist Accommodation – Caravans, Chalets and Log Cabins

Table 13a – Response to suggested options – level of support and identification of alternatives

Option	Who supported this option?	Who didn't support this option?	Other comments
<p>Option 1 - Maintain the current policy position, resulting in the retention (or combining) of, policies T6 and T7.</p>			
<p>Option 2 - Adopt a new policy with amended/updated criteria resulting in the replacement of policies T6 and T7. If a 'General Requirements' policy is progressed, relevant common criteria could be removed from the updated caravans, chalets and log cabins policy, to avoid duplication.</p>	<p>Arnside and Silverdale AONB Partnership (but also suggest that Local Plan Policy T8 – tented camping be retained; updating and amending.</p> <p>National Trust</p> <p>Grange-over-Sands Town Council</p> <p>Grange-over-Sands Neighbourhood Plan Steering Group</p>		<p>New policy:</p> <ul style="list-style-type: none"> • Refer to setting of the AONB. New policy cover area outside the AONB boundary. • Policy outdated. Include lodges, cabins, pods etc. and any future new forms of accommodation. • Local Plan Policy T8 should be retained – could be amended/updated and combined into a new policy with T6 and T7. • Update new re. Occupancy/ length of season. • Local Plan Appendix C -- Document needs to be reviewed.
<p>Option 3 - No longer apply any such policy and rely only on national (NPPF) and Core Strategy policy. This option would result in policies T6 and T7 becoming redundant.</p>			

Main Issues Raised and how have they been addressed

Table 13b Summary of main issues raised and how have they been addressed

Summary of Main Issues	How Have the Main Issues been addressed
Retain Local Plan Policy T8 or combine with T6 and T7 in a new updated/amended policy.	The intent of the proposed new draft policy is to replace existing Local Plan Policies T6, T7 and also T8 – Tented camping. To update/amend all three policies and combine in to one new draft policy.
Scope - New policy needs to reflect other forms of accommodation; camping pods, chalets, yurts etc.	A draft policy (tourist accommodation) has been proposed in the Draft DM DPD that refers to newer forms of accommodation; camping pods, log cabins and yurts, as well as camping and static and tourer caravans. The words 'and similar structures' have been added to the draft policy in order to try and 'future proof' it.
Update policy with regard to length of occupation / open season.	The Council has reviewed and updated Policy T7 in the proposed new draft policy (tourist accommodation). The new draft policy states; 'the Council will consider the need to impose planning conditions to ensure that the proposed accommodation is only used as holiday accommodation and not as a primary or main residence. The opening period(s) for touring caravans may also be restricted by planning condition'.
New policy should refer to the Arnside and Silverdale AONB; including its setting and impact on visual amenity.	The proposed new policy includes reference to the AONB in terms of proposals needing to take into account the setting of the AONB. There is a specific part of the policy that explicitly refers to the AONB. Development will only be permitted where it is concluded that such proposals will not have an adverse impact on conserving the landscape and the scenic beauty of the area. Core Strategy Policy CS8.2 - Protection and enhancement of landscape and settlement character also applies in respect of landscape character and the visual amenity (setting and views into and from) the AONB. The general requirements policy specifies development proposals should protect, conserve and where possible enhance the special qualities of the environment associated with the Arnside and Silverdale AONB including its settings.
Local Plan Appendix C – should this be retained?	It is considered Appendix C no longer need retaining.

Self-catering accommodation outside development boundaries (excluding caravans and chalets/log cabins)

Table 14a – Response to suggested options – level of support and identification of alternatives

Option	Who supported this option?	Who didn't support this option?	Other comments
Option 1 - Maintain the current policy position, resulting in the retention of policy T4.			
Option 2 - Adopt a new policy with amended/updated criteria resulting in the replacement of policy T4. If a 'General Requirements' policy is progressed, relevant common criteria could be removed from the updated self-catering accommodation policy to avoid duplication.	<p>Arnside and Silverdale AONB Partnership.</p> <p>Grange-over-Sands Town Council.</p> <p>National Trust</p>		<p>Criteria still relevant in saved Policy T4; existing criteria b, c, d and e should be included in any new policy and additional criteria that development should not be detrimental to landscape character and visual amenity (Arnside and Silverdale AONB Partnership).</p> <p>Local Plan Policy T4 does not work and needs updating. (Grange-over Sands- Town Council).</p> <p>More detailed guidance needed than in the NPPF and Core Strategy – specific to self – catering accommodation. (National Trust)</p>
Option 3 - No longer apply any such policy and rely on national and core strategy policy. This option would result in			

Option	Who supported this option?	Who didn't support this option?	Other comments
policy T4 becoming redundant.			

Main Issues Raised and how have they been addressed

Table 14b Summary of main issues raised and how have they been addressed

Summary of Main Issues	How Have the Main Issues been addressed
Criteria still relevant in saved Policy T4; existing criteria b, c, d and e should be included in any new policy and additional criteria included that development should not be detrimental to landscape character and visual amenity.	It is not proposed to retain Saved Local Plan Policy T4 which relates to self-catering accommodation outside development boundaries. The part of saved Policy T4 which relates to new build self-catering units outside development boundaries is updated/revised and is included in the proposed new draft policy relating to tourist accommodation. Part of Saved Policy T4 relates to proposals for the conversion of traditional buildings and barns to self-catering accommodation. A new draft policy is proposed – Conversion of buildings in rural areas. The new draft policy covers the conversion and re-use of buildings in the open countryside for housing, employment, tourism, recreation and community uses.... The new draft General Requirements Policy will also apply and a new proposed draft policy relating to the historic environment.
Policy T4 needs updating, with more detailed guidance specific to self-catering accommodation.	It is not proposed to retain Saved Local Plan Policy T4 which relates to self-catering accommodation outside development boundaries. The part of saved Policy T4 which relates to new build self-catering units is updated/revised and is included in the proposed new draft policy relating to tourist accommodation. Part of Saved Policy T4 relates to proposals for the conversion of traditional buildings and barns to self-catering accommodation. A new draft policy is proposed – Conversion of buildings in rural areas. The new draft policy covers the conversion and re-use of buildings in the open countryside for housing, employment, tourism, recreation and community uses... The new draft General Requirements Policy will also apply and a new proposed draft policy relating to the historic environment.

Kendal Town Centre and Canal Head

Table 15a – Response to suggested options – level of support and identification of alternatives

Option	Who supported this option?	Who didn't support this option?	Other comments
Option 1 – Maintain the current policy position, resulting in the retention of policy R1.			
Option 2 - Adopt a new policy for Kendal Town Centre and Canal Head taking into account the outcomes from the Kendal Town Centre Masterplan. This would provide policy criteria/framework to guide and manage new development (and approach/priorities for management/regeneration) in these locations.	Kendal Futures		
Option 3 – Adopt no new policy and rely only on national, core strategy and land allocations policy, and apply other policies (existing or new) as referred to above.			

Main Issues Raised and how have they been addressed

Table 15b Summary of main issues raised and how have they been addressed

Summary of Main Issues	How Have the Main Issues been addressed
Consideration needs to be given to whether the spatial outputs of the study should be more effectively dealt within the DPD or through preparation of the next Local Plan. (Cumbria County Council)	A draft policy (Kendal Town Centre and Kendal Canal Head Area) has been proposed in the Draft DM DPD. Its purpose is to provide a policy framework basis for determining planning applications within Kendal Town Centre and Canal Head Area. It includes proposed existing employment site and open space designations. Through the next Local Plan the Council will review the current strategy for the Town Centre and Canal Head, and will consider options for allocations as necessary.

Summary of Main Issues	How Have the Main Issues been addressed
Canal Head should be seen as part of the town centre, and important it remains as employment land, not given over to retail (Kendal Futures)	The Development Management Policies Document is not reviewing the Town Centre Boundary, this will be considered through the next Local Plan Review. The Draft Policy for Kendal Town Centre and Kendal Canal Head Area specifies the priority emphasis is on employment uses within the Kendal Canal head Area. It does not refer to or encourage include retail uses within the Kendal Canal Head Area.
Plans should contribute to the vitality of the town centre, reflect the Kendal Masterplan (Kendal Futures)	Noted. A purpose of the draft policy is to provide a policy framework for maintaining and enhancing the vitality, viability of the town centre and its environs.
Criteria should include a strong design principle (Kendal Futures)	Noted. The draft policy will provide a framework for decision making on planning applications in the area. The draft policies (general requirements and high quality design), will be applied accordingly as these focus on design as a criteria.
Criteria should include retaining employment land where appropriate (Kendal Futures)	Noted. The draft policy includes a designation of an existing employment site at Parkside Road Business Park. It specifies priority emphasis is on employment uses within Kendal Canal Head Area and for the town centre to support a range of uses which
Criteria should maximise opportunities for town centre living (above the shops, edge of town etc.) (Kendal Futures)	Noted. The draft policy specifies residential development will be supported provided it does not undermine the viability and vitality of the primary shopping area retail function.

Retail and other Uses in Town Centres

Table 16a – Response to suggested options – level of support and identification of alternatives

Option	Who supported this option?	Who didn't support this option?	Other comments
Option 1 - Adopt a new policy bringing it into line with NPPF and permitted development rights with amended/updated criteria as appropriate resulting in the replacement of policy R8, R9 and R13. If a	Grange-over-Sands Town Council, Kendal Futures		

Option	Who supported this option?	Who didn't support this option?	Other comments
'General Requirements' policy is progressed, relevant common criteria could be removed from the updated uses in town centres policy to avoid duplication. Other existing and new policies on design, historic environment would also apply.			
Option 2 - No longer apply any such policy and rely only on national, core strategy and land allocations policy. This would result in policies R8, R9 and R13 becoming redundant.			

Main Issues Raised and how have they been addressed

Table 16b Summary of main issues raised and how have they been addressed

Summary of Main Issues	How Have the Main Issues been addressed
Criteria could include reference to Neighbourhood Plans (Grange over Sands Town Council)	Noted. The draft DM Policies DPD does not include a policy relating to retail and other uses in town centres. If a policy exists in an adopted Neighbourhood Plan of relevance to town centres then this would be applied where necessary.
If conversion rights are unrestricted or easily subject to appeal, town centre vitality could be undermined. Issues about what type and amount of conversion to residential in Grange Town Centre (Grange Parish Neighbourhood Steering Group)	Noted. The draft DM Policies DPD does not include a policy relating to retail and other uses in town centres. The Council considers policy LA1.2 in the Land Allocations DPD and Core Strategy policy CS7.5 provide the appropriate basis on which to consider proposals within town centres. Permitted Development Rights will also apply. Primary shopping areas are the preferred location for shopping development.

Retail and Main Town centre Uses Outside of Town Centres

Table 17a – Response to suggested options – level of support and identification of alternatives

Option	Who supported this option?	Who didn't support this option?	Other comments
<p>Option 1 - Adopt a new policy applied to all five town centres, with amended/updated criteria setting out requirements for main town centre proposals outside of the centres referring to NPPF sequential test. This would include a new locally set threshold used to determine when an impact assessment is required. If a 'General Requirements' policy is progressed, relevant common criteria could be removed from the updated policy to avoid duplication.</p>	<p>Kendal Futures, Grange-over-Sands Town Council</p>		
<p>Option 2 - No longer apply any such policy and rely only on national, core strategy and land allocations policy. This would result in policies R2 and R5 becoming redundant.</p>	<p>Highways England – policy R2 and R5 largely superseded by NPPF and policies in the Land Allocations DPD and Core Strategy</p>		

Main Issues Raised and how have they been addressed

Table 17b Summary of main issues raised and how have they been addressed

Summary of Main Issues	How Have the Main Issues been addressed
<p>Criteria should include noise, traffic, footfall, biodiversity and visual impact (Grange over Sands Town Council)</p>	<p>Noted. National Planning Policy Guidance states the impact test should be undertaken in a proportionate and locally appropriate way. Ideally, applicants and local planning authorities should seek to agree the scope, key impacts for assessment, and level of detail required in advance of applications being submitted.</p>
<p>Criteria should include impact on residents i.e. take account of type of residence e.g. sheltered accommodation, retirement</p>	<p>Noted. These matters would be considered irrespective of type and location of proposal through application of other Development Management policies (e.g. general requirements)</p>

Summary of Main Issues	How Have the Main Issues been addressed
flats etc. (Grange-over-Sands Town Council)	
Should reduce the threshold to 1500 square metres and ensure the type of retail offer is considered – convenience and comparison goods (Kendal Futures)	Noted. A draft policy (retail uses outside of town centres) has been proposed in the Draft DM DPD that recommends a threshold of 2000 square metres for retail proposals in Kendal. The Council has used existing current evidence base (South Lakeland Retail Study 2012) to inform suggested thresholds. This recommendation has been carried through into the proposed draft policy. It is therefore considered a threshold of 1500 square metres is unjustified in this respect.

Hot Food Takeaways

Table 18a – Response to suggested options – level of support and identification of alternatives

Option	Who supported this option?	Who didn't support this option?	Other comments
Option 1 - Maintain the current policy position, resulting in the retention of policy R10, R11, R12.	Kendal Futures		
Option 2 - Adopt a new policy combining policies R10, R11 and R12, updating so in line with NPPF and other local policies in the Core Strategy and Land Allocations DPD, but with updated criteria. If a 'General Requirements' policy is progressed, relevant common criteria could be removed from the updated hot food takeaways policy to avoid duplication.	Grange-over-Sands Town Council, Grange Parish Neighbourhood Plan Steering Group		
Option 3 - No longer apply any such policy and rely only on national, core strategy and land allocations policy. This would result in policies			

Option	Who supported this option?	Who didn't support this option?	Other comments
R10, R11 and R12 becoming redundant.			

Main Issues Raised and how have they been addressed

Table 18b Summary of main issues raised and how have they been addressed

Summary of Main Issues	How Have the Main Issues been addressed
Need to take into account control over location (Grange Parish Neighbourhood Plan Steering Group)	A draft policy (hot food takeaways) has been proposed in the Draft DM DPD that includes various factors that will need to be considered in determining the appropriateness of the location of such proposals. The draft policy seeks to control against clustering of hot food takeaways within primary shopping areas.
Need to take into account control on opening hours (Grange Parish Neighbourhood Plan Steering Group)	The Draft Policy specifies the Council will seek appropriate conditions attached to planning permission to secure any necessary mitigation measures – such measures may include controlling opening hours.
Need to take account of impact on health of residents (Grange-over-Sands Town Council)	The Draft policy specifies the purpose of the policy is to protect public health and safety interests. The Draft policy specifies the Council will seek appropriate conditions attached to planning permission to secure any necessary mitigation measures having regard to public safety.
Impacts on development and residents (Grange-over-Sands Town Council)	The Draft policy specifies proposals will be permitted where the amenity of neighbouring uses and the character and appearance of the environment is not adversely affected.
A definition of acceptable limits should be given (Grange-over-Sands Town Council)	Noted. The Council is not proposing to include a reference to acceptable limits and therefore no definition is considered necessary.
Need to consider the type of adjacent building and demographics of residents (Grange-over-Sands Town Council)	The Draft policy states proposals will be permitted provided the amenity of neighbouring uses is not adversely affected.

Policy Topic – Quality Environment and Quality Design

Quality Design

Table 19a – Response to suggested options – level of support and identification of alternatives

Option	Who supported this option?	Who didn't support this option?	Other comments
<p>Option 1 - Maintain the current policy position, resulting in the retention of policy S2, S13, S14, S15, C5 and Tr6a in part (non-reference to parking) and associated guidance in their present state.</p>			
<p>Option 2 - Adopt a new policy setting out a list of specific design principles that should be applied to development as a whole, and as appropriate certain types and location of development and a Design Supplementary Planning Document (SPD) to provide detailed criteria for various types of development and locations where necessary.</p>	<p>Cumbria County Council, Cumbria House Builders Group, Grange-over-Sands Town Council, Kendal Futures, National Trust, Grange Parish Neighbourhood Plan Steering Group</p> <p>Home Builders Federation (only if appropriate local circumstances)</p>		
<p>Option 3 - No longer apply any such policies or guidance and rely only on national and core strategy policy. This option would result in the policies and guidance above becoming redundant.</p>	<p>Home Builders Federation</p>		

Main Issues Raised and how have they been addressed

Table 19b Summary of main issues raised and how have they been addressed

Summary of Main Issues	How Have the Main Issues been addressed
Location, layout, landscaping and lighting must be considered (Cumbria Constabulary and Police and Crime Commissioner)	Noted. A draft policy (achieving high quality design) has been proposed in the Draft DM DPD that includes these factors as key principles to be considered.
Encourage all housing providers to achieve Secured by Design certification (Cumbria Constabulary and Police and Crime Commissioner)	<p>The draft policy for general requirements includes a requirement for proposals to deliver a safe, secure and healthy environment.</p> <p>Design and Access Statements will be used to determine the extent to which proposals promote safe, secure layouts and designs.</p> <p>The Council is considering the merits of producing a Design SPD and this provides an opportunity to consider this issue in more detail.</p>
Local approach recognising distinctive local character is needed – design criteria relevant to immediate area (National Trust)	Noted. The Draft policy (achieving high quality design) includes a requirement that all development proposals need to respond to local character – key principle taking account of local context. It specifies development proposals must respond appropriately to local and settlement character, local distinctiveness, local context and built environment setting and impact on views.
Include a specific policy in relation to residential development (Cumbria House Builders)	Noted. The Council is considering the merits of producing a Design SPD and this will provide an opportunity to consider inclusion of detailed guidance to inform decisions on housing proposals.
Any cost and density implications, there will be viability considerations (Cumbria House Builders)	Noted. The Draft policy isn't prescriptive about density, the design principles will be used to inform appropriate densities.
Guidance for caravan parks (Grange Parish Neighbourhood Plan Steering Group)	Noted. The Draft policy (tourist accommodation) includes requirements in relation to proposals for caravan parks. The Design SPD provides an opportunity to consider need for any specific guidance.
SUDs (Sustainable Drainage Systems) first approach to site design (Grange-over-Sands Town Council)	Noted. The Draft policy on surface water disposal, foul water disposal and treatment etc. adopts a prioritisation of use of sustainable drainage systems.
Criteria for low cost housing should be included (Grange-over-Sands Town Council)	Noted. The Council considers it appropriate to include general criteria that could be applied to all types of proposals. The Council is considering the merits of producing a Design

Summary of Main Issues	How Have the Main Issues been addressed
	SPD this provides an opportunity to consider scope for guidance / criteria for different types of housing.
Design principles to inform a design guide for Kendal	The Design SPD provides an opportunity to consider the scope for specific principles in relation to Kendal.

Advertisements and Signs

Table 20a – Response to suggested options – level of support and identification of alternatives

Option	Who supported this option?	Who didn't support this option?	Other comments
Option 1 - Maintain the current policy position, resulting in the retention (or combining) of policies S20, S21 and S22.			
Option 2 - Adopt a new policy with amended/updated criteria and guidance resulting in the replacement of policies S20, S21, S22, and a revoked, retained or modified ASCA.	National Trust Grange-over-Sands Town Council		
Option 3 - No longer apply any such policy and rely only on national policy and guidance. This option would result in policies S20, S21, S22 becoming redundant.			

Main Issues Raised and how have they been addressed

Table 20b Summary of main issues raised and how have they been addressed

Summary of Main Issues	How Have the Main Issues been addressed
Old saved policies need to be updated.	The Council has drafted a new single policy covering advertisements and signs in the draft DM Policies DPD which updates and amends the existing saved Local Plan policies.

Summary of Main Issues	How Have the Main Issues been addressed
New policy should be more easy to read and understandable for the lay person.	The Council has aimed to create a clear and easily understandable policy which brings together a range of different policies into one.
The Area of Special Control for Advertisements ASCA continues to serve a purpose and it is therefore appropriate to review it.	The Council intends to review the Area of Special Control of Advertisements.

Trees and Landscaping

Table 21a – Response to suggested options – level of support and identification of alternatives

Option	Who supported this option?	Who didn't support this option?	Other comments
Option 1 - Maintain the current policy position, resulting in the retention of policies C11, S3 and S18.			
Option 2 - Adopt a new policy with amended/updated criteria and guidance resulting in the replacement of policies C11, S3 and S18 becoming redundant.	National Trust, Grange-over-Sands Town Council, The Woodlands Trust, Grange Parish Neighbourhood Plan Steering Group, Cumbria House Builders Group		
Option 3 - No longer apply any such policy and rely only on national and core strategy policy. This would result in policies C11, S3 and S18 becoming redundant.			

Main Issues Raised and how have they been addressed

Table 21b Summary of main issues raised and how have they been addressed

Summary of Main Issues	How Have the Main Issues been addressed
Policy should specify loss of ancient woodland and ancient/veteran trees should be permitted only under wholly exceptional circumstances	A requirement for the loss of such trees to be allowed only in exceptional circumstances has been incorporated into the new policy
Outside of ancient / veteran woods policy should require any tree removed to be replaced by at least two others of appropriate species	A requirement for replacement trees to be provided at an appropriate ratio has been incorporated into the new policy
Policy should include reference for requirement of significant new planting of trees and woods as part of new development	A requirement for development to deliver net green infrastructure gains and positively incorporate new and protect and enhance existing single trees, tree groups, woodland and hedgerows has been incorporated into the new policy
Include targets for tree planting and/or woodland creation - reference access to woodland standards	The approach to new tree planting on any site needs to be appropriate to the location and context. Setting a target would not allow for this flexibility.
Policy should include pollinator friendly planting	A requirement for replacement and new planting to promote a wider diversity of species, including diversity of height; be appropriate to its location and intended function and be supported by an appropriate management regime has been incorporated into the new policy
Policy should include replacement of any trees felled with suitable indigenous species	A requirement for replacement and new planting to promote a wider diversity of species, including diversity of height; be appropriate to its location and intended function and be supported by an appropriate management regime has been incorporated into the new policy
New policy should include the Biodiversity Duty and implications of this for tree conservation/ management. Include biodiversity as well as amenity aspect of trees	The biodiversity aspect of trees and new planting generally regime has been incorporated into the new policy
Policy should refer to tree-felling licenses	No reference has been made to tree-felling licenses. The tree-felling licensing system is separate from planning policy.

Historic Environment

Table 22a – Response to suggested options – level of support and identification of alternatives

Option	Who supported this option?	Who didn't support this option?	Other comments
Option 1 - Maintain the current policy position, resulting in the retention of policies C15, C16, C18, C19 and C20.			
Option 2 - Adopt a new historic environment policy with amended/updated criteria, to accompany the Core Strategy, resulting in the replacement of the above listed local plan policies. If a 'General Requirements' policy and design policy and SPD is progressed, relevant common criteria and detailed guidance could be removed from the new policy to avoid duplication where appropriate.	Grange-over-Sands Town Council, National Trust		
Option 3 - No longer apply any such policy and rely only on national and core strategy policy. This would result in policies referred to above becoming redundant.			

Main Issues Raised and how have they been addressed

Table 22b Summary of main issues raised and how have they been addressed

Summary of Main Issues	How Have the Main Issues been addressed
Needs to be an assessment of and better protection for unidentified / undesignated	Requirements for the assessment of the significance of and the protection of non-designated heritage assets, including

Summary of Main Issues	How Have the Main Issues been addressed
heritage assets and their settings	those discovered during any development, have been incorporated into the new policy (historic environment).
Merit in updating existing policies to better reflect the latest case law and government and Historic England guidance and to address gaps	The proposed policy (historic environment) aims to bring the policy framework up to date and in line with the latest guidance, addressing gaps in the other existing policies.
Include specific policies for the historic environment including regarding strategic cross boundary issues	Strategic matters are covered in the existing Core Strategy policy. The proposed policy, which will sit alongside the Core Strategy policy, is designed to provide a framework against which to assess specific proposals for development that affect the historic environment.
Policy regarding the protection of assets on the local list should be included	The proposed policy (historic environment) covers the protection of heritage assets that appear on the Local List.

Sustainable Drainage Systems

Table 23a – Response to suggested options – level of support and identification of alternatives

Option	Who supported this option?	Who didn't support this option?	Other comments
Option 1 - Adopt a new policy that sets specific requirements/local standards for determining planning applications in relation to sustainable drainage systems as appropriate.	Environment Agency, Grange-over-Sands Town Council, National Trust		
Option 2 - Continue to rely on National Planning Policy /Planning Practice Guidance/ and national standards as well as Core Strategy policy in determining planning applications with respect to Sustainable Drainage Systems.	Cumbria House Builders Group, Kendal Futures		

Main Issues Raised and how have they been addressed

Table 23b Summary of main issues raised and how have they been addressed

Summary of Main Issues	How Have the Main Issues been addressed
New focused policy concerning sustainable drainage is appropriate, should link with the County's new SuDS Design Guide (Cumbria County Council)	Noted. A draft policy (Sustainable Drainage Systems) has been proposed in the Draft DM DPD that does this. The County Council's Design Guide is referred to in the supporting text.
Multiple benefits offered by green infrastructure could be emphasised through clearer links between green infrastructure section and this section. Role of SuDS needs to be considered in this context (Environment Agency)	The Draft Policy (sustainable drainage systems) includes reference to the role of Sustainable Drainage Systems – they should form an integral part of the green infrastructure framework of a site, utilising existing natural wet features and providing wider amenity, recreational and biodiversity benefits where appropriate.
Wording of policy should require developments to manage surface water in accord with the hierarchy of drainage options – integration of SUDS-first design (United Utilities)	The Draft Policy (sustainable drainage systems) includes a requirement for development proposals to manage surface water in accord with the hierarchy of drainage options – Sustainable Drainage Systems first.
Concerned if another tier of policy beyond requirements of Cumbria County Council were introduced. Any cost implications would have to be considered in a viability assessment (Cumbria House Builders Group)	The Draft Policy isn't introducing any new requirements beyond those currently applied at a County level.
Benefits of related wider water environment works such as river restoration, and the need to ensure there are mechanisms available for long term safeguarding and maintenance of infrastructure (Environment Agency)	The Draft Policy includes a requirement for proposals to secure the long term safeguarding, restoration, access for maintenance and improvement of watercourses.

Coasts and Watercourses

Table 24a – Response to suggested options – level of support and identification of alternatives

Option	Who supported this option?	Who didn't support this option?	Other comments
Option 1 - Maintain the current policy position, resulting in the retention (or combining) of the wording of C23 and C24.			
Option 2 - Adopt a new policy combining elements of saved local plan policies and adding new/amended criteria, resulting in the replacement of policies C23 and C24.	Environment Agency, Grange-over-Sands Town Council, National Trust, AONB Partnership		
Option 3 - No longer apply any such policy and rely only on national and core strategy policy. This option would result in policies C23 and C24 becoming redundant.			

Main Issues Raised and how have they been addressed

Table 24b Summary of main issues raised and how have they been addressed

Summary of Main Issues	How Have the Main Issues been addressed
Multiple benefits offered by green infrastructure could be emphasised (Environment Agency)	Noted. The benefits of green infrastructure is included in the Draft Green Infrastructure, Open Space, Trees and Landscaping policy and the Sustainable Drainage Systems policy (surface and foul water disposal and treatment, watercourses, flood defences and consideration of wider land drainage interests)
Need to acknowledge and support the multifunctional roles of canals, rivers and docks in terms of range of benefits, and secure the long-term sustainability on inland waterway network (Canal & River Trust)	Noted. A draft policy (safeguarding land for transport improvements) has been proposed in the Draft DM DPD that recognises the value of the Lancaster Canal in this respect.

Summary of Main Issues	How Have the Main Issues been addressed
<p>Should include criteria for determining applications in coastal and river margins – existing policies should refer to not permitting development which would adversely affect access for maintenance or improvement or the integrity of tidal and river defences unless appropriate measures to ensure their stability can be implemented as part of the development, or permit development which requires the extensive or unnecessary culverting of watercourses (Environment Agency)</p>	<p>The Draft policy relating to sustainable drainage systems includes a requirement for proposals to avoid extensive or unnecessary culverting of watercourses. It also specifies proposals will be permitted provided the long term safeguarding, restoration, improvement and access for maintenance or improvement of watercourses, flood defences, river and coastal margins is secured.</p>
<p>Impacts of development on the coastal setting of the AONB must be considered in any wider coastal policies. Management of development should be guided by the Arnsdale and Silverdale AONB Landscape and Seascape Character Assessment as well as the Cumbria Landscape Character Guidance and Toolkit. DPD needs to acknowledge that the AONB coast is highly sensitive to development, integrated coastal zone management is essential (AONB Partnership)</p>	<p>Noted. Core Strategy Policy CS8.2 specifies proposals for development should be informed by and be sympathetic to the distinctive landscape character types identified in the Arnsdale and Silverdale AONB Management Plan and the Cumbria Landscape Character Guidance and Toolkit and the Arnsdale and Silverdale AONB Landscape and Seascape Assessment. No specific policy is proposed for the coast, it is considered the provisions of Policy CS8.5 will apply to proposals affecting the coast.</p>

Pollution

Table 25a – Response to suggested options – level of support and identification of alternatives

Option	Who supported this option?	Who didn't support this option?	Other comments
Option 1 - Adopt a new policy that provides more detailed requirements to mitigate and reduce levels of pollution from a development.	Environment Agency, United Utilities, Grange-over-Sands Town Council, National Trust		
Option 2 - Rely only on National Planning Policy and associated guidance.	Cumbria House Builders Group, Highways England		

Main Issues Raised and how have they been addressed

Table 25b Summary of main issues raised and how have they been addressed

Summary of Main Issues	How Have the Main Issues been addressed
Expect plan to address impacts of air quality on natural environment. Should address traffic impacts associated with new development (Natural England)	Noted. It is considered the application of Core Strategy Policy CS10.2 provides sufficient policy basis for making decisions in respect to assessing traffic impacts. The proposed draft General requirements policy includes requirement for development to support safe and adequate vehicle movements.
Core Strategy and general requirements policy would be sufficient (Highways England)	Noted.
Introduce requirements for assessment and mitigation measures in areas known to have air quality issues – could also apply to dust and light pollution (National Trust)	The Council currently requires certain proposals to be accompanied by an air quality impact assessment, mitigation measures will be required to offset any impacts.
Noise and light pollution can have detrimental impact on tranquillity and dark skies (AONB Partnership)	Noted. The proposed Draft Policy for achieving High Quality Design includes a requirement for new development to be designed in a manner that avoids erosion of tranquillity and dark skies.

Summary of Main Issues	How Have the Main Issues been addressed
<p>Recommend inclusion of a policy that encourages wherever possible inclusion of above-ground green SUDS – role this can play in providing improvements in the quality of surface-water run-off (Environment Agency)</p>	<p>The draft policy relating to sustainable drainage systems specifies as first priority that Sustainable Drainage Systems should be managed at source and into the ground. It emphasises how Sustainable Drainage Systems should form an integral part of the green infrastructure framework of a site, utilising existing natural wet features and providing wider amenity, recreational and biodiversity benefits where appropriate.</p>
<p>Should relate to traffic in all town centres, not just Kendal (Grange-over-Sands Town Council)</p>	<p>Noted.</p>
<p>Wording of new policy should include reference to need to demonstrate through submission of appropriate impact assessment that development of sensitive uses next to sources of pollution won't cause detrimental impact on future residential amenity, buffer zone should be included near waste water treatment works (United Utilities)</p>	<p>Noted. A draft policy (addressing pollution and contamination impact) has been proposed in the Draft DM DPD The draft policy includes a requirement that development will be permitted where the direct, indirect and cumulative effects of pollution will not have an unacceptable negative impact on health, environment and general amenity of existing or future occupiers and users. The policy is not prescriptive on the types of measures that may be required in order to mitigate any potential harmful effects, however, it does include a principle that new development should be located in areas where exposure to pollution and contamination is negligible.</p>

Policy Topic – Sustainable Communities and Health and Well Being

Green Infrastructure and Open Space

Table 26a – Response to suggested options – level of support and identification of alternatives

Option	Who supported this option?	Who didn't support this option?	Other comments
Option 1 - Maintain the current policy position, resulting in the retention of all the existing policies in their present state (see other topics).	National Trust (with caveat that new Local Plan will not be too far into the future – evidence base updating required)		
Option 2 - Adopt a new policy with amended/updated criteria to capture issues not fully addressed by existing policies to complement the application of Core Strategy policy.	Cumbria House Builders Group, Environment Agency, Grange-over-Sands Town Council, Sport England		
Option 3 - Rely only on NPPF, Core Strategy and Land Allocations policies.			

Main Issues Raised and how have they been addressed

Table 26b Summary of main issues raised and how have they been addressed

Summary of Main Issues	How Have the Main Issues been addressed
Expect there to be specific policies within the AONB DPD to cover Green Infrastructure and Open Space, Equestrian Development, Renewable Energy and Telecommunications i.e. policies for these topics in this DPD need not cover AONB	A draft policy (green infrastructure, open space, trees and landscaping) has been proposed in the Draft DM DPD that will apply to the AONB but it is also proposed that there will be policies on Green Infrastructure, Ecological Networks, Open Spaces, Renewable Energy and Telecommunications equipment in the AONB DPD. It is not proposed to include a separate Equestrian Development policy in the AONB DPD; the relevant policy in the DM Policies DPD, alongside the Landscape and other policies in the AONB DPD will sufficiently cover this issue insofar as it relates to the AONB.

Summary of Main Issues	How Have the Main Issues been addressed
Strategic approach provides opportunity to better highlight the multiple ecosystem services benefits of green infrastructure	The existing Core Strategy policy seeks to do this but the proposed policy strengthens the need to take a flexible, multi-function, multi-benefit approach to Green Infrastructure.
Provision of green infrastructure to be included within a specific policy or alternatively integrated into relevant other policies	The existing Core Strategy policy does this to some degree and the proposed policy strengthens and improves the approach to the provision of green infrastructure.
Emphasise value of footpaths providing green corridors and linkages	It is proposed that this aspect be covered in the 'Rights of Way, other routes providing pedestrian and cycle access' policy.
Paragraphs 73 and 74 place a different requirement on Councils than previous PPG17 guidance on which the saved policies are based	The proposed policy takes into account the requirements of the NPPF in relation to open space provision.
Core Strategy doesn't provide clear guidance on open space requirements within new developments	The proposed policy sets out new, clear requirements for the provision of and contributions to open space through new development.
New policy needs to be informed by a new up-to-date Open Space, Sports and Recreation Study now	The Council considers it is more appropriate for such a significant study to be undertaken to inform the preparation of the new combined Local Plan, work on which will begin next year.
Support preparation of Green Infrastructure SPD incorporating open space and sports facilities, ecosystem services assessment, economic value of GI and County SuDS Design Guide, but not at this stage.	Noted. The need for Green Infrastructure SPD will be considered further in the context of the new combined Local Plan, work on which will begin next year.
No need to produce a Green Infrastructure SPD	Noted. The need for Green Infrastructure SPD will be considered further in the context of the new combined Local Plan, work on which will begin next year.

Equestrian Development

Table 27a – Response to suggested options – level of support and identification of alternatives

Option	Who supported this option?	Who didn't support this option?	Other comments
Option 1 - Maintain the current policy position, resulting in the retention of policy L9.			
Option 2 - Adopt a new policy with amended/updated criteria resulting in the replacement of policy L9. If a 'General Requirements' policy is progressed, relevant common criteria could be removed from the updated equestrian development policy to avoid duplication.	National Trust		<ul style="list-style-type: none"> Local Plan Policy L9 needs updating. Have regard to guidance. Cover area both within and out-with the AONB.
Option 3 - No longer apply any such policy and rely only on national and core strategy policy. This option would result in policy L9 becoming redundant.			

Main Issues Raised and how have they been addressed

Table 27b Summary of main issues raised and how have they been addressed

Summary of Main Issues	How Have the Main Issues been addressed
Expect there to be specific policies within the AONB DPD to cover equestrian development. (Arnside and Silverdale AONB Partnership).	It is envisaged that the proposed new policy relating to equestrian development, will also be applicable to the area within the Arnside and Silverdale AONB. The AONB Partnership, in their response, did not make it explicit which option they support.
Need to ensure any new amended/updated policy has a clear differentiation between specific areas with	The proposed new policy does not differentiate between areas within and out-with the AONB. The proposed new equestrian development policy should be read in conjunction with adopted Core Strategy Policy CS8.2 – Protection and

Summary of Main Issues	How Have the Main Issues been addressed
especially high standards in terms of avoiding adverse landscape character impacts in the AONB (National Trust).	enhancement of landscape and settlement character. CS8.2 refers to development and landscape character, the setting of, and views into and from the AONB and National Parks... etc.

Community Facilities

Table 28a – Response to suggested options – level of support and identification of alternatives

Option	Who supported this option?	Who didn't support this option?	Other comments
Option 1 - Maintain the current policy position, resulting in the retention of policy H13.			
Option 2 - Adopt a new policy with amended/updated criteria resulting in the replacement of policy H13 to cover change of use of any type of community facility.	Sport England, AONB Partnership, Grange-over-Sands Town Council, Theatres Trust		
Option 3 - No longer apply any such policy and rely only on national and core strategy policy.			

Main Issues Raised and how have they been addressed

Table 28b below sets out the main issues raised and how have they been addressed. One respondent suggested a safeguard policy should apply district-wide, whilst another suggested it should be applied to all community facilities.

Table 28b Summary of main issues raised and how have they been addressed

Summary of Main Issues	How Have the Main Issues been addressed
On balance unnecessary to apply further restrictions within the larger towns, effect could be to stifle otherwise	Noted. A draft policy (retention of community facilities) has been proposed in the Draft DM DPD that will be applied to locations outside of defined town centres, as these locations should support a mix of uses.

Summary of Main Issues	How Have the Main Issues been addressed
innovative proposals that facilitate the evolution of service provision, creation of jobs and meeting the needs of the market	
Encourage criteria for encouraging provision of new facilities to serve the growing population. Recommend a description of term 'cultural and community facilities'	Noted. The purpose of the draft policy (retention of community facilities) is to ensure any proposal for the loss of a community facility can be justified. The provision of new facilities is in principle supported through Core Strategy policy CS9.1. The draft General requirements policy would apply to any proposal for a new community or cultural facility. Not considered appropriate to include specific description of term 'cultural and community facilities'.
Support for application of a safeguarding policy district wide	The Draft policy will apply to locations outside of defined town centres as it is recognised these locations should support a diversity of uses to support the vitality and viability of the district as a whole.
Apply to all community facilities	The Draft policy will apply to all types of community facility.
Policy should resist loss unless replacement facilities are provided on site or within vicinity where needs are, or allow loss where services can be provided elsewhere without leading to or increasing shortfall in provision and it has been demonstrated there is no community need for the facility or demand for another community use on site	The Draft policy allows loss of facilities if there is provision within the locality it serves or where replacement is secured by a suitable site or premises within the locality. However, loss may be justified where the development may not be economically viable, the onus will be on the applicant to demonstrate whether re-use for alternative community facilities could make it viable, or reuse for non-community facilities in part may make it viable.

Renewable and Low Carbon Energy

Table 29a – Response to suggested options – level of support and identification of alternatives

Option	Who supported this option?	Who didn't support this option?	Other comments
Option 1 - Maintain the current policy position, resulting in the retention of policies C26, C28, C29, C30 and C31.		RWE Innogy UK	

Option	Who supported this option?	Who didn't support this option?	Other comments
Option 2 - Adopt a new policy setting out criteria applicable to all technologies resulting in the replacement of all the relevant saved Local Plan policies.	RWE Innogy UK Grange-over-Sands Town Council National Trust AONB Partnership		
Option 3 - Rely on NPPF and Core Strategy policies and the Wind Energy SPD. This option would result in the relevant saved local plan policies becoming redundant.	Kendal Futures	RWE Innogy UK	

Main Issues Raised and how have they been addressed

Table 29b Summary of main issues raised and how have they been addressed

Summary of Main Issues	How Have the Main Issues been addressed
A distinct policy approach is warranted for renewable energy development in the Area of Outstanding Natural Beauty (AONB).	The Council has prepared a policy for renewable energy projects in the Draft DPD for the AONB area which recognises the lower capacity of the area to accommodate this type of development.
Renewable energy policy should consider impact of renewable energy proposals on railway infrastructure (e.g. glint and glare impacts from solar farms and shadow flicker, topple over and ground vibrations from wind turbines).	The draft policy in the DM Policies DPD does not specifically include reference to the impact of renewable energy projects on railway infrastructure but does make reference to issues including shadow flicker, glint and glare and impact on the highways network, and is considered to provide adequate protection for the operation of the railways.
A new policy should take into account for new technologies now and into the future, and make provision for regular updating.	The new draft policy is written in a way that it can be applied to all types of renewable energy projects. This therefore future proofs the policy against development of new technologies.
National standards are already rigorous – introduction of local policies	It is not considered that the new draft policy places any more rigorous requirements on renewable energy proposals than the current policy framework and national level policy.

Summary of Main Issues	How Have the Main Issues been addressed
could encourage business to choose other local authority areas.	

Telecommunications and Broadband Provision

Table 30a – Response to suggested options – level of support and identification of alternatives

Option	Who supported this option?	Who didn't support this option?	Other comments
Option 1 - Maintain the current policy position, resulting in the retention (or combining) of policies S28 and C18.			
Option 2 - Adopt a new policy with amended/updated criteria and requirements and include broadband provision resulting in the replacement of policy S28 and C18.	Grange-over-Sands Town Council National Trust		
Option 3 - No longer apply any such policy and rely only on national policy. This option would result in policies S28 and C18 becoming redundant.			

Main Issues Raised and how have they been addressed

Table 30b Summary of main issues raised and how have they been addressed

Summary of Main Issues	How Have the Main Issues been addressed
Should consider broadband connectivity of new developments and support delivery of that infrastructure needs to achieve enhanced / 4G mobile connectivity.	A draft policy has been proposed in the Draft DPD that requires new developments to include an assessment of digital connectivity and to include measures to maximise the quality and speed of services available to new developments.

Summary of Main Issues	How Have the Main Issues been addressed
<p>Such development shouldn't adversely affect the AONB and its setting.</p> <p>Need to ensure suitably tight controls are in place in respect of developments that would impact upon special places such as the AONB</p>	<p>This issue is addressed in the draft 'Energy and Communications' policy in the Draft DPD for the AONB area.</p>
<p>Need to update in light of technological improvements. – include provision for providing and concealing cell phone masts</p>	<p>The draft DM Policies DPD does not include a specific policy in relation to telecommunications infrastructure. It is considered by the Council that the National Planning Policy Framework, the online Planning Practice Guidance and the two industry led codes of best practice referred to in the PPG provide satisfactory policy and guidance for decision making in relation to telephone mast applications.</p>
<p>Expect there to be specific policies within the AONB DPD to cover Green Infrastructure and Open Space, Equestrian Development, Renewable Energy and Telecommunications</p>	<p>There is a specific policy in the draft Local Plan for the AONB area in relation to communications infrastructure.</p>

Policy Topic – Sustainable Travel and Access

Protection and creation of Recreation routes

Table 31a – Response to suggested options – level of support and identification of alternatives

Option	Who supported this option?	Who didn't support this option?	Other comments
Option 1 - Maintain the current policy position, resulting in the retention of policy L10, L11 and L12.			
Option 2 - Adopt a new policy for all recreation routes with amended/updated criteria for considering any proposal that may affect them resulting in the replacement of policy L10, L11 and L12.	Grange-over-Sands Town Council		
Option 3 - No longer apply any policies and rely on National and Core Strategy policy. This would result in policies L10, L11 and L12 becoming redundant.			
Alternative option			Retain a separate policy for the Lancaster Canal and update current policy

Main Issues Raised and how have they been addressed

Table 31b Summary of main issues raised and how have they been addressed

Summary of Main Issues	How Have the Main Issues been addressed
Policy should make clear that development needs to enhance sustainable travel routes both on and off site	Noted. A draft policy (rights of way, other routes providing pedestrian and cycle access) has been proposed in the Draft DM DPD that specifically refers to proposals affecting rights of way and other routes in terms of needing to ensure there

Summary of Main Issues	How Have the Main Issues been addressed
with the aim of creating integrated and effective networks	retention, protection and where possible their enhancement. It specifies new developments must support access to sustainable forms of transport. It specifies new routes may be required where appropriate.
Ensure that provision would meet the requirements of those with reduced mobility	Noted. The Draft policies (general requirements and achieving high quality design) include a requirement to provide inclusive designs and layouts.
Need to retain a separate policy for Kendal-Lancaster Canal, not only protect the line, but also maximise opportunities for its enhancement and wider public use – not just seen as a recreational route, but also a green infrastructure/open space/heritage asset	Noted. The Draft policy for safeguarding land for transport infrastructure improvements includes a requirement to safeguard the route of the Lancaster Canal and to encourage proposals which support and enhance its wider economic, social, cultural, recreational and historic value.
Wording of Policy L10 should be retained and amended to include visual amenity as an additional criterion. Consider the development of pedestrian and cycle access across the Arnside Viaduct and the England Coast Path	Noted. The Draft policy for safeguarding land for transport infrastructure improvements requires new development to maintain and protect the character of rights of way. Visual amenity impact would be a factor for consideration in assessing degree to which character may be affected.
Incorporate provision of cycle ways and footpaths and the creation of footpaths to link to public transport	Noted. The draft policy for rights of way, other routes providing pedestrian and cycle access requires new development where possible and appropriate to provide pedestrian /cycle links to existing rights of way.

Parking Provision

Table 32a – Response to suggested options – level of support and identification of alternatives

Option	Who supported this option?	Who didn't support this option?	Other comments
Option 1 - Maintain the current policy position, resulting in the retention of policies Tr5, Tr6 (part regarding disabled parking provision) and S10.			
Option 2 - Adopt a new policy, combining the policies above, with new criteria and a reference to how current requirements and local guidelines will be applied. If a 'General Requirements' policy is progressed, relevant common criteria could be removed from the updated parking provision policy to avoid duplication. This would result in the replacement of policy Tr5, part of Tr6 with respect to disabled parking and S10.	Grange-over-Sands Town Council, Kendal Futures		
Option 3 - No longer apply any such policy and continue to apply national and core strategy policy. This option would result in policies Tr5; part Tr6 with respect to disabled parking and policy S10.	Highways England		

Main Issues Raised and how have they been addressed

Table 32b Summary of main issues raised and how have they been addressed

Summary of Main Issues	How Have the Main Issues been addressed
<p>Preferential existing policy approach is not revised given that they provide the Local Plan with flexibility to respond to changing requirements that may emerge through any future revision of County Council parking standards/policy</p>	<p>Noted. The Council is not proposing to revise existing policy approach to provision of car parking standards. The draft DM Policies DPD includes a policy that proposes to apply guidelines in a flexible manner.</p>
<p>Criteria is embedded in the NPPF and Core Strategy</p>	<p>Noted.</p>
<p>Make provision for cycle parking</p>	<p>Noted. The draft policy (parking provision, new and loss of car parks) includes a requirement for new development to provide adequate cycle parking.</p>
<p>Flexible approach needed, supportive of initiatives such as encouraging town centre living, protection and provision of town centre parking, long stay options should be available on outskirts of town</p>	<p>Noted. The Draft policy is adopting a flexible approach to the provision of car parking standards. Various factors will be taken into account in determining appropriate standards, having regard to current published guidelines.</p>

Other Topic Areas for consideration

A range of additional topic areas were suggested for consideration in developing the DPD. These are listed below, with an indication of how we have addressed these.

Table 33 – Response to other topic areas, how have main issues been addressed

Topic Area / Issues	How have main issues been addressed
<p>Inclusion of a policy for enforcement. This to be supported by an enforcement plan</p> <p>(Development Management Team)</p>	<p>Noted. A draft policy has been proposed in the Draft DM DPD covering enforcement.</p>
<p>Inclusion of a policy that builds on Core Strategy Policy CS10.2 highways and transport and provides an opportunity to deliver an enhanced and more informative policy approach. Include various requirements regarding following:</p> <ul style="list-style-type: none"> • Sustainably located • Sustainable transport key consideration • Safety for vehicle users and pedestrians • Consider impact dev • Delivery of pedestrian and cycle improvements • Permeable developments – heightened accessibility to foot/cycle, bus and car users • Promotion of Travel Plans • Matters around air quality management 	<p>The Draft DMDPD is not revisiting strategic policies that are contained within the Core Strategy. The draft general requirements policy and rights of way, other routes policy do include requirements around supporting safe, convenient pedestrian and cycle movements.</p> <p>The draft policy relating to pollution and contamination requires air quality assessments to be submitted in association with proposals as appropriate.</p> <p>The draft Kendal Town Centre / Kendal Canal Head Area policy includes an encouragement of proposals that enhance walking and cycling networks resulting in improved connectivity.</p>
<p>Articulation of value of engagement and pre-application discussion</p>	<p>Noted.</p>
<p>Policy for delivery of Extra Care Housing – hang off Core Strategy policy</p>	<p>Noted.</p>

Topic Area / Issues	How have main issues been addressed
<p>Expect to include criteria based policies to ensure protection of designated biodiversity and geological sites</p> <p>Would like to see specific DM policies on protecting and enhancing biodiversity and geodiversity</p>	<p>Noted. The Draft general requirements policy includes a requirement for layouts and designs to ensure protection of existing ecological networks, and enhancement of existing biodiversity and geological assets.</p>
<p>Soils – Plan policies should safeguard long term capability of best and most versatile agricultural land as a resource Agricultural Land, need to safeguard long term capability</p>	<p>Noted, this is covered through NPPF and not appropriate to repeat within the DM DPD.</p>
<p>Requirements for Landscape and Visual Impact Assessments for all development proposals which are considered, due to their scale or location or nature, to have potential adverse impacts on the local landscape character and visual amenity (including setting and views into/out of the AONB)</p>	<p>The Council will continue to seek to require landscape and visual impact assessments on a case-by-case basis, in order to assess the extent to which proposals satisfy the provisions of Core Strategy policy CS8.2. Landscape and Visual Impact Assessments will be used to inform the degree to which proposals comply with the draft high quality design policy and other draft policies as necessary.</p>
<p>Impacts on water quality and resources should be addressed</p>	<p>Noted.</p>
<p>Topic of urban diversity needs coverage</p>	<p>Noted. The draft high quality design policy includes a principle for supporting and enhancing habitat creation and urban greening.</p>
<p>Requirement for developer contributions to deliver improvements to the rail network as appropriate</p>	<p>Noted. The Council believes it is not appropriate to include a specific policy seeking such contributions. The Draft DMDPD does not include a policy in relation to developer contributions – Core Strategy policy and Community Infrastructure Levy regulations will apply in this regard.</p>
<p>Include a policy that relates to level crossings- should cover requirements should mitigation measures be needed, including seeking use of developer contributions</p>	<p>Noted. The Council believes it is not appropriate to include a specific policy seeking such contributions. The Draft DMDPD does not include a policy in relation to developer contributions – Core Strategy policy and Community</p>

Topic Area / Issues	How have main issues been addressed
	Infrastructure Levy regulations will apply in this regard.

Saved Local Plan Policies – not suggested for retention

Section 8 of the Issues and Options Discussion Paper listed a number of saved local plan policies that may no longer be required due to various factors. We received two responses made by the AONB Partnership requesting two of the policies identified in Section 8 be retained.

Table 34 – Response to other Saved local plan policies not covered specifically in the Topic Areas identified in the Discussion Paper

Saved Local plan policy and Issue	How have main issues been addressed
E10 Farm Diversification	This Policy is not proposed to be retained. Consider adequately covered by national and up to date policy in the adopted Core Strategy (CS7.4).
T8 Tented Camping, expect this to be included in AONB DPD, if deleted how would restrictions on the scale of this type of development be implemented, in terms of considering the impact on the setting and views into/out of the AONB as well as capacity of local roads running into the AONB. Should retain the policy and include criteria – impact on visual amenity and setting or and views into and out of the AONB	Policy issue relating to tented camping – issues addressed by including/referring to camping in the new draft policy relating to tourist accommodation – caravans, chalets etc..... The new policy includes reference to camping, yurts, camping pods and similar structures... and the setting of the AONB. Core Strategy Policy CS8.2 – Protection and enhancement of landscape and settlement character will also apply to proposals affecting the setting of the AONB. CS8.2 states that ‘...proposals should demonstrate that their location, scale, design and materials will protect, conserve and where possible, enhance... ‘...’The setting of, and views into and from the AONB, the National Parks, conservation areas and individual.. .’.

Draft SA Scoping Report

A number of comments were made on the Draft SA Scoping report. A summary of the main issues and how they have been addressed is indicated below.

Table 35 – Comments made on the Draft SA Scoping Report

Summary of Main Issue	How Main Issues are addressed
A1 Context Review - Natural and Built environment should be	Many of the issues under Quality Environment are relevant to both the built and natural environment and thus were covered together. Where a particular factor is specific to either the build or natural environment, an amendment has been made to split

Summary of Main Issue	How Main Issues are addressed
covered under separate headings	these into separate lists, although issues relevant to both could not be split out.
A1 Context Review - Scoping report should identify strategic or cross-boundary heritage issues	A reference has been added to strategic or cross-boundary heritage issues, however this is a Scoping report for Development Management Policies; strategic and cross-boundary issues are primarily addressed through the Core Strategy.
A2 Establishing the Baseline – Housing – Reference to housing completions should be more expansive than just last two years	Agreed. The reference has been amended to acknowledge that completions have been consistently been below the target for several years.
A3 Identifying Sustainability Issues and Problems - Vulnerability of urban species should be mentioned	Agreed. The vulnerability of urban species due to unsympathetic development and inadequate long term provision for certain species has been added as an issue.
A4 Sustainability Appraisal Framework - no specific mention of Urban Diversity in EN section	Agreed. Specific references to urban biodiversity have been added.
SP3 To provide everyone with a decent home - Should ask whether the policy will limit the delivery of new housing	Agreed. A new question has been added - Will the policy support the efficient delivery of new housing and ensure that barriers to delivery can be addressed?
Appendix 2: Indicators and Baseline Data – Housing - No indicator that refers to housing target or net housing completions by settlement type	The indicators identified in the Scoping Report relate to monitoring sustainability impacts not whole plan delivery. Indicators for monitoring the whole plan are contained within our Annual Monitoring Report and include indicators for housing completions against the Core Strategy target and net housing completions by settlement type. No change.

5 Draft DM Policies and ‘Main Changes’ Pre-Publication consultation stages: Summary of the main issues raised and how they have been taken into account

5.1 This section provides a summary of:

- The level and nature of responses to the draft and Pre-Publication consultations – quantity, types of respondents, method of response.
- An account of the main issues raised in relation to the draft Development Management Policies and accompanying documents.
- How the responses received have been taken into account in preparing the Publication DPD for submission to the Secretary of State for independent examination.

How were comments recorded?

5.2 Comments received online were automatically recorded in the Council’s online consultation database. All those received by email, letter or on paper copies of the response form were recorded on the database manually. Comments received during the Draft DPD and the Pre-Publication consultation stages are available to view on the Council’s website at <https://tinyurl.com/y7sul67s> and <https://tinyurl.com/y9kkocmk> respectively and are summarised in the appendices of this report.

Level and Nature of Response

Overall quantity

5.3 The Council received 45 individual responses from 44 respondents during the Draft Development Management Policies Consultation, and 33 responses from 28 different respondents during consultation on the proposed main changes.

Types of Respondents

5.4 During both consultations the vast majority of responses were from organisations rather than individuals. The majority of respondents had commented during previous consultation stages. Respondents included developers, planning agents and a range of organisations such as Historic England, National Trust, Highways England and United Utilities etc.

Method of response, feedback from equality monitoring forms

5.5 The majority of responses to both consultations were submitted via email or the online consultation database.

At the draft DPD stage consultation we received **3** equality monitoring forms. The results are summarised below:

- 2 respondents stated they were male and 1 was female
- None of the respondents stated they attended the drop-in-event

- All 3 respondents stated they were aged 26-35
- 2 respondents stated they were made aware of the consultation through email communication, and 1 through development plan monitoring.
- None of the respondents stated that they have a limiting disability

At the 'Main Changes' consultation stage only one equalities monitoring form was completed. The respondent stated they were:

- Female
- Aged 36-50
- Found out about the consultation through email communication.
- Not disabled

General Comments

Summary of Main Issues	How the Main Issues have been addressed
Concern that policies are too prescriptive and do not provide enough flexibility.	The Council has met with key stakeholders to discuss the issues raised and has made some wording changes to some of the policies. The Council does however maintain the position that the policies should contain clear requirements for developments to provide certainty for applicants and the decision maker as to what is acceptable.
Concern that the policies will impact upon development viability and threaten the deliverability of the affordable housing requirement. Concern that the draft policies had not been viability tested.	The Council commissioned consultants in April 2017 to undertake a viability study to test the financial impact of all the existing Local Plan policies together with proposed new DM policies. A stakeholder workshop was held on 13 th July and a consultation period on the draft assumptions followed. The completed viability study will accompany the Publication DM Policies DPD.
It was considered that the relationship between the Development Management Policies DPD and the Arnsdale and Silverdale AONB DPD needed further clarification to explain the coverage of the policies on the respective documents. It was also considered that greater reference should be made to the AONB in the DM Policies DPD.	Some additional explanation of how policies will be applied in relation to the AONB has been added, in the introductory text to explain how the DM Policies DPD links with the AONB DPD and other Local Plan documents.
A number of comments suggested the inclusion of additional policy areas, such as capping second homes	The Council has considered the additional policy areas suggested, and resultantly included two new policies in the Pre-Publication draft DPD – one on new agricultural buildings (DM25) and one on gypsy and traveller sites (DM26). For

Summary of Main Issues	How the Main Issues have been addressed
numbers, mineral safeguarding areas, farm diversification, agricultural buildings, communications and energy infrastructure and gypsy and traveller accommodation.	areas where new policies have not been developed, the schedules in the appendices explain our reasoning.
Concern over the terminology being used in the document and the quantity of jargon.	The DPD has been reviewed to improve its 'plain English' standard and readability. The glossary has also been reviewed to ensure terms are explained clearly.
Considered that a better explanation is required as to how the DM Policies DPD links in with the Core Strategy policies, and also that a map showing the areas in which the policies apply would be helpful.	Additional text has been added into the introductory section 1.2 to explain where the DM policies will apply and how the DPD links with the Core Strategy. A map has been prepared to show the coverage of the policies.

Policy Comments

Policy DM1 - General Requirements for all Development

Main Issues Raised and how have they been addressed – Draft DPD Consultation

Summary of Main Issues	How the Main Issues have been addressed
Concern that the policy is too prescriptive and inflexible and does not appreciate that all sites are different and it may not be possible or appropriate for all the criteria to be strictly applied to all sites. Suggested additional wording to say that the policy will be applied 'as appropriate, practicable, achievable and economically viable'. Suggest general use of 'should' rather than 'must'.	The Council accepts that there may be certain applications where some of the criteria may not be applicable or relevant, and some additional text in section 1.7 of the DPD has been included to explain how the policies will be applied. It is considered however that where the criteria are applicable or relevant to a proposal then they must be complied with and are not negotiable. They are considered to be general broad requirements that are generally widely accepted as being key planning principles to underpin sustainable development.
Concern that policy allows too much leeway for developers for example	Reference to as far as possible deleted in revised draft DM policy – main changes consultation document and final DM1 policy

Summary of Main Issues	How the Main Issues have been addressed
using the term 'as far as possible'.	
Needs to be made clear which policies will be replaced by Policy DM1.	Appendix 3 identifies which saved local plan policies will be replaced by Policy DM1.
Does not adequately ensure that flood risk is dealt with effectively – not strongly worded enough.	Following the draft DPD consultation, Policy DM6 was redrafted and expanded to cover general flood risk issues in addition to surface water issues, and is now considered to provide a strong policy framework in relation to flood risk.
Support for a single policy that sets out the broad requirements for every development, providing a clear template against which each application can be assessed on a consistent basis.	Support noted.
Considered that a stronger emphasis on the requirement to contribute to achieving sustainable development is required.	This policy will be applied in conjunction with national policy and existing local policies such as Core Strategy Policy CS1.1 which sets out overarching sustainability requirements.
Suggest a review of wording and terminology is required to ensure consistency e.g. use of 'where appropriate', 'where possible' etc.	The policy has been reviewed to ensure terminology is used consistently.
Concerns over how some of the criteria will be interpreted and defined, for example in relation to views, amenity, inclusive design, unacceptable traffic generation, outlook etc.	The policy has been reviewed to improve clarity. It is however considered that it is not always possible to strictly define terms within a policy, and professional judgement at the time of a planning application will be employed.
Suggest a greater emphasis on enhancing ecological networks, biodiversity and geological assets.	The policy seeks to ensure protection and enhancement of ecological networks, biodiversity and geological assets.
Suggest a greater emphasis on sport and physical activity, active design etc.	The policy contains elements that support sport and physical activity and active design, such as ensuring adequate and safe movement of pedestrians and cyclists and retention and provision of adequate public, private and shared spaces. Policy DM2 also includes elements such as promotion of active travel within the design of new developments.

Summary of Main Issues	How the Main Issues have been addressed
Suggested that references to National Parks should be deleted.	Considered necessary to retain reference to protecting setting of national park. Some proposals could have an impact on the National Park which adjoins the South Lakeland Local Plan area in which the Development Management policies apply.

Main Issues Raised and how have they been addressed – ‘Main Changes’ Consultation

Summary of Main Issues	How the Main Issues have been addressed
Need to define terms such as adequate spatial separation distances etc.	Supporting text to the policy makes clear the role of guidelines and other guidance including forthcoming Design SPD and how these will be used to help define such terms.
Need to make clear policy will be applied as appropriate and relevant	<p>The Council accepts that there may be certain applications where some of the criteria may not be applicable or relevant, and some additional text in section 1.7 of the DPD has been included to explain how the policies will be applied.</p> <p>It is considered however that where the criteria are applicable or relevant to a proposal then they must be complied with and are not negotiable. They are considered to be general broad requirements that are generally widely accepted as being key planning principles to underpin sustainable development.</p>
Requirement 4 – need to make clear that can only refuse permission where cumulative impacts are severe (NPPF paragraph 32), reference to in a manner that does not harm local and residential amenity or character of the area should be deleted.	Policy has been amended – reference deleted, other policies including Policy DM2 will be used to ensure such harm doesn’t occur.
Requirement 6, 7 and 8 – should say protection or enhancement	No change made. In context of biodiversity, natural environment and valued landscapes, considered appropriate to include protection and enhancement
No reference to historic, though this is mentioned in the purpose and supporting text	Reference to ‘historic’ added to requirement 7 of the policy in publication DPD
Need to make clear supporting text – development should only support additional	Supporting text amended in publication DPD– acknowledge that infrastructure must be provided where existing

Summary of Main Issues	How the Main Issues have been addressed
infrastructure where existing capacity cannot accommodate needs generated by development	infrastructure does not have adequate capacity to support needs generated by the development.
Not appropriate to ask applicants to demonstrate why elements of the policy are not applicable or achievable	Acknowledged, reference removed
Would like to see a more detailed transport specific policy applicable to all development	Noted, Core Strategy policy CS10.1 and CS10.2 provide overarching transport policies and will continue to be applied until superseded by single local plan 2021-2036. Therefore not considered appropriate to produce a more detailed transport policy in the DMDPD.

Policy DM2 – Achieving High Quality Design

Main Issues Raised and how have they been addressed – Draft DPD Consultation

Summary of Main Issues	How the Main Issues have been addressed
Policy considered to be too long. Suggested that the policy itself should be shorter and supplemented with Design guidance.	Policy seeks to establish a set of key design principles in the absence of any published Council guidance or up-to-date policies. The length of the policy is considered justified in this context, design needs to be considered holistically and there are many factors that need to be considered. The Council has committed to producing a Design Guidance, but this will not carry the same statutory weight, so it is important to include key elements within the policy that can then be justifiably elaborated on further through the Design SPD.
Policy considered to be too onerous and will stymie housing delivery.	Disagree. No change made to policy in this respect.
Suggested that the policy should only be applied where 'practicable, achievable and economically viable'.	No change made to policy in this respect. It is acknowledged the policy will be applied as relevant to the proposal under consideration, however, it is important to ensure the Council is explicit in what it considers to be acceptable or not, and including such clauses would not enable it to do so in this respect.
Requires greater emphasis on sustainable design and construction.	Policy can only specify specific requirements in line with National Policy in this respect. Policy amended; reference to types of measures that respond to the effects of climate change which includes encouraging practical use of

Summary of Main Issues	How the Main Issues have been addressed
	sustainable and reused and recycled locally sourced building materials for example.
Should incorporate 'Active Design' principles.	Policy amended includes some elements of active design including promotion of active travel. Policy DM4 supports provision and enhancement of green infrastructure embedding principles of active design. Principle 3 supports Activity for All principle To meet walkable communities principle and connected walking and cycling routes principle could add wording to principle 3 bullet point 3 – promoting active travel (walking and cycling) over other modes of transport.
Pleased to see single design policy and intention to support it with a Design Guide SPD.	Noted.
Uncertainty over what some of the specific terms mean e.g. inclusive design, accessible for all	Change made. Requirement 3 incorporated into main changes to Draft DMDPD Policy DM2 consultation document and Final Policy. Supporting text explains new development should promote designs and layouts that consider the needs of all, one that works for all that everyone can use and doesn't prejudice the needs of one individual over another. The term accessible for all means creating developments and layouts that are easy to navigate with convenient movement patterns for all users.
Should place a greater emphasis on the natural environment.	It is considered, many aspects of the policy seek to ensure natural environment qualities and considered fully in the design and layout of new development.
Suggest a greater emphasis on designing out crime.	Policy amended – principle 4 specifically refers to the creation and maintenance of designing out crime and designing in community safety.
Suggestion that separation distances between properties should be specified.	Noted. Supporting text to the policy makes clear the role of guidelines and other guidance including forthcoming Design SPD and how these will be used to help define such terms.
Support for the production of a Design SPD.	Noted.
A range of minor wording changes suggested to cover additional points, improve clarity etc.	Amendments made where necessary and appropriate.

Main Issues Raised and how have they been addressed – ‘Main Changes’ Consultation

Summary of Main Issues	How the Main Issues have been addressed
Clear definitions of phrases such as positive relationship with surrounding uses required	Noted. Supporting text to the policy makes clear the role of guidelines and other guidance including forthcoming Design SPD and how these will be used to help define such terms.
A shorter punchier policy would be better with intended Design Guidance	See response in table above.
Reference to significant weight seems superfluous given the policy is to have development plan status – seek amendments, should be applied where relevant, appropriate, practicable, achievable and viable	Change made, reference to significant weight removed. Policy will be applied as applicable and relevant, however, not considered appropriate to include the additional wording. It is important that the policy is applied consistently and that the Council makes clear what its expectations are with regard to what it considers to constitute good design.
Need to justify requirement for 15% of car park spaces to have electric charging points	Policy amended, no specific reference to electric vehicle charging points being a requirement, this is now included within a list of measures identified in Appendix 1 to be considered in applying principle 9 of the policy. This will enable the Council to seek provision of electric charging points as relevant to the proposal under consideration, allowing a more flexible approach.
Other documents such as forthcoming Design SPD cannot be given development plan status	Noted and acknowledged. Policy no longer includes specific reference to role of SPD in this context, however, important to retain a cross reference within supporting text to make clear how such documents will be used to help inform planning decisions in relation to the extent to which proposals meet policy principles.
Role of landscape visual impact assessments and Design and Access Statements – are these required for all applications?	Additional text added to supporting text to make clear that these will be required as set out in the Council’s Validation Checklist.
Reference to character areas lacks clarity	Policy amended reference to character areas removed, replaced with wording contain distinctive areas that create a sense of place – applies to large residential developments. Opportunity through Design SPD to consider how this can be applied in practice.

Policy DM3 – Historic Environment

Main Issues Raised and how have they been addressed – Draft DPD Consultation

Summary of Main Issues	How the Main Issues have been addressed
<p>Historic England raised a number of issues including:</p> <ul style="list-style-type: none"> • Policy structure • Distinction between substantial and less than substantial harm • Assessing significance • Treatment of different levels of designated asset • Compliance with the NPPF and relevant Act 	<p>The policy has been re-worded and re-ordered through close working between the Council and Historic England.</p>
<p>Treatment of different levels of designated asset – distinctions need to be made</p>	<p>We have made changes to the policy to better reflect requirements around significance and the proportionality of the assessment to the designation level of the asset</p>
<p>Policy needs to introduce flexibility that recognises reasons as to why an element of harm/loss of significance is acceptable</p>	<p>We have made changes to the policy to better reflect requirements around flexibility and cases where an element of harm/loss of significance might be acceptable.</p>
<p>Why not omit assessments? – they are referred to in the NPPF anyway</p>	<p>NPPF para. 128 states that ‘Local Authorities should require developers to submit an appropriate desk-based assessment (in relation to archaeology). The policy refers to the assessment in order to fulfil this requirement.</p>
<p>Please publish the ‘Local list’ and include reference to locally significant assets</p>	<p>Work is underway on preparing a Local List and it will be published once the work is complete. The policy includes reference to the Local List in anticipation of its publication. It also refers to non-designated assets. The structure of the policy has been amended to make clearer the status of Local List assets.</p>
<p>Distinction between substantial harm and less than substantial harm needed along with clarity over what needs to be demonstrated in order for harm to be acceptable</p>	<p>We have amended the policy, including references to substantial harm in order to clarify the relevant distinctions and to make clearer the cases where an element of harm/loss of significance might be acceptable, including where public benefits outweigh the harm.</p>
<p>Impacts of development on the wider historic landscape and the general historic character of the area should</p>	<p>Setting is already referred to specifically several times in both the policy and in the supporting text. Other terms used, such as ‘significance(s)’ also cover and apply to setting. Similarly,</p>

Summary of Main Issues	How the Main Issues have been addressed
<p>be considered in the policy, The importance of settings of heritage assets should be highlighted more within the policy and justification.</p>	<p>historic character and historic landscape are referred to specifically in places whilst also being covered by other terms e.g. 'character' includes historic character. No change.</p>
<p>Not clear what test will be applied to determine whether or not preservation of remains in situ is possible or not.</p>	<p>It is proposed to determine on a site-by-site / case-by-case basis whether or not preservation in situ is possible. In cases where the significance of the archaeological assets is not the determining factor as to whether the remains are preserved in situ or not (assets of national significance or equivalent should be preserved in situ), then the design of the development will determine whether the remains can be preserved or not i.e. the physical positioning of the scheme on the site and the type of scheme, along with factors such as the depth, location and nature of the remains.</p>

Main Issues Raised and how have they been addressed – ‘Main Changes’ Consultation

Summary of Main Issues	How the Main Issues have been addressed
<p>Historic England raised a number of issues including:</p> <ul style="list-style-type: none"> • Policy structure • Distinction between substantial and less than substantial harm • Assessing significance • Treatment of different levels of designated asset 	<p>The policy has been re-worded and re-ordered through close working between the Council and Historic England.</p>
<p>References should be to “preservation or enhancement”, “safeguard or enhance”, “sustaining or enhancing” not ‘and’ in each case</p>	<p>The Planning & Listed Buildings Act 1990 Section 71 refers to the duty of local planning authorities to formulate and publish proposals for the "preservation and enhancement" of Conservation Areas. Para. 126 of the NPPF refers to "sustaining and enhancing" the significance of heritage assets. As such, it is proposed to retain use of the word 'and' rather than 'or' and in the case of 2.3.5 'safeguard' will be amended to 'sustain'. In the case of the reference at 2.3.9, use of 'or' will be amended to 'and'.</p>
<p>No reference to Scheduled Monuments or their setting within the policy</p>	<p>The wording has been amended accordingly and reference to Scheduled Monuments has been added. The policy covers setting of both designated and non-designated assets under 'Assessing Significance'.</p>

Summary of Main Issues	How the Main Issues have been addressed
Historic Form, street pattern, layout and open spaces are important aspects of the spatial character of Conservation Areas and should be referred to	Other terms cover these elements such as 'special character of the area' and 'townscape character'.
Recommend setting of non-designated heritage assets considered within the policy.	The policy covers setting of both designated and non-designated assets under 'Assessing Significance'. Contribution to settlement character would be one aspect considered in assessing significance.
Lack of reference to cultural heritage in the policy does not reflect reference in supporting text	We have removed reference to Cultural Heritage from the supporting text.

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

Main Issues Raised and how have they been addressed – Draft DPD Consultation

Summary of Main Issues	How the Main Issues have been addressed
Challenge over the quantitative elements of the policy – questions over how the standards have been devised.	The standards are currently set out in the Core Strategy and are based on the existing Open Space, Sport and recreation Study. This will be updated as part of the evidence base for the next Local Plan. Both the accessibility standards and development size will be factors included in an assessment of whether and how much open space is required. The policy requires that open space must be of a type and size appropriate to the site, its context and identified local needs.
Challenge that the open space evidence base is not up to date.	Policy adds details to existing requirements already set out in the Core Strategy. A full update of open space, sports and green infrastructure evidence will be commissioned to inform the new Local Plan.
The S106 'ask' not considered to be justified – evidence for figure not justified, and concerns it does not meet the statutory tests for S106.	Financial contribution is already required by the Core Strategy. The threshold for financial contributions is linked to the nationally set threshold for tariff-style contributions (10 dwellings) as indicated in the DPD. The requirements for financial contributions relate to developments over 10 dwellings. CIL does not replace the need for open space/GI provision relating to individual developments as CIL is intended to provide for more strategic needs.
Suggest inclusion of 'blue' infrastructure into policy.	Blue infrastructure has been added to the policy.

Summary of Main Issues	How the Main Issues have been addressed
Policy should acknowledge the role of green infrastructure in flood risk management.	Addition has been made to the policy and supplementary text to include reference to the role of green infrastructure in water/flood risk management
Policy too focussed on requirements of larger developments over 10 units – should provide greater guidance for smaller rural sites.	Rural developments are more likely to be smaller and it is not normally necessary or feasible for very small developments to accommodate or deliver significant areas of new public open space. However, the policy clearly states that all development proposals will be expected to contribute to GI and expects this to be achieved in an appropriate and flexible way.
Better protection required for ancient woodland within the policy.	Additions have been made to the policy to better reflect the national policy position on ancient woodland.
A ratio should be specified for replacement trees (suggestions of 30ha replacement for each 1ha of woodland lost, or 3:1 for trees lost on development sites).	The policy is worded to require an appropriate level of replacement on-site planting. This is considered to be more flexible than requiring specific ratios as different ratios might be appropriate in each case. We have amended the policy in relation to the exceptions for trees with specific protection to require the proposed level of replacement planting in these cases. However, it is not expected that there will be such large areas of protected trees lost.
Pragmatic approach needs to be taken in relation to trees and hedgerows on development sites where they offer little value and compromise housing delivery.	Existing trees and hedgerows are of value and furthermore can be enhanced to improve their value. The policy seeks to apply a pragmatic approach that would allow for appropriate new/replacement green infrastructure where the existing arrangement genuinely hindered the most appropriate use of the site, however the priority should be to retain and enhance existing green and blue infrastructure unless the proposed replacement schemes offer a net qualitative and quantitative gain over the retention and enhancement approach. We have amended the supplementary text to make this clearer.
Suggest a greater emphasis on the need for new planting to be native species.	Not all non-native species are detrimental and not all native species will be appropriate in a given context. The policy refers to planting being ‘appropriate to its location and intended purpose and function’ – this is intended to encompass being appropriate in terms of species as well as other factors. We have added a reference to the policy confirming a preference for native species to be used; this will be qualified by the need for species to be appropriate to their location, purpose and function.
Challenges as to how the policy has been derived and evidence base considered insufficient.	Policy adds details to existing requirements already set out in the Core Strategy. A full update of open space, sports and green infrastructure evidence will be commissioned to inform the new Local Plan.

Summary of Main Issues	How the Main Issues have been addressed
<p>Need to recognise it is not always feasible to provide on-site open space.</p>	<p>The policy does not require all sites to provide on-site open space. The policy makes clear that net gains in green / blue infrastructure can be either quantitative or qualitative and can take many forms. Even small sites can provide new GI through e.g. thoughtful new planting and the creation of gardens. Much blue infrastructure can be delivered as the Sustainable Drainage Systems/ drainage scheme for the site. Agricultural fields in particular often have lower value in terms of green/blue infrastructure than they have the potential for. Gains can therefore be achieved through development in the creation of gardens, semi-natural green spaces, wildflower planting, new hedgerows or Sustainable Drainage System features for example.</p>

Main Issues Raised and how have they been addressed – ‘Main Changes’ Consultation

Summary of Main Issues	How the Main Issues have been addressed
<p>Only native species should be used</p>	<p>The policy already refers to the need for new planting to be appropriate to its location and intended purpose and function. We have added into the policy a preference for native species, along with some other qualification of what 'appropriate means in this context.</p>
<p>Not all sites can result in a net gain in green infrastructure</p>	<p>The policy makes clear that gains can be either quantitative or qualitative. Even small sites can provide new GI through e.g. thoughtful new planting and the creation of gardens. Much blue infrastructure can be delivered as the Sustainable Drainage Systems / drainage scheme for the site. Agricultural fields in particular often have lower value in terms of green/blue infrastructure than they have the potential for. Gains can therefore be achieved through development in the creation of gardens, semi-natural green spaces, new hedgerows or Sustainable Drainage System features for example.</p>
<p>Unclear why £200/bedroom is required even when accessibility standards are already met</p>	<p>The £200 sum relates to the financial contribution required by but not qualified in CS8.3b. A financial contribution is therefore an existing requirement. If the accessibility standards are met, the Core Strategy requires a financial contribution to improving existing space but does not specify how much.</p>
<p>Requirement for £200/bedroom is not consistent with the CIL regulations</p>	<p>The £200 sum relates to the financial contribution referred to but not qualified in CS8.3b. A financial contribution is an existing requirement. If a proposal did not comply with CS8.3a/b, then it would not be acceptable without either providing new space OR a financial contribution. It is considered unlikely that 5 developments would all be asked to contribute to the same space. The head of the "Open</p>

Summary of Main Issues	How the Main Issues have been addressed
	Space Requirements" section specifically states that the section relates to developments over 10 dwellings, limiting likelihood of breaching pooling restrictions.
Policy has viability implications	The Council has recently commissioned a district wide viability study that has reviewed viability of the proposed policy requirements.
Policy makes no reference to outdoor sport and playing field provision – new evidence and policy needed including Playing Pitch Strategy	The existing Open Space, Sport and recreation study did not identify needs for significant new in or outdoor sports facilities in the District. Since it was produced, several qualitative improvements have been made. A refreshed evidence base for Open Space, Sport and Recreation will be prepared to inform the new Local Plan, on which work will begin in earnest in early 2018. We would welcome Sport England's input to this work.

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

Main Issues Raised and how have they been addressed – Draft DPD Consultation

Summary of Main Issues	How the Main Issues have been addressed
Need to refer to former route of Lancaster Canal as a recreational route, development adjacent to the route should seek to create access to it	It is considered this issue would be better addressed through changes to Policy DM10 which includes specific reference to Lancaster Canal. Change made to Policy DM10 additional wording included which states development adjacent to the route should seek to create pedestrian and cycle access to it.
Could it be more robust and include wording along the lines of routes support preferred pedestrian desire lines	Change made to the policy includes wording 'and seek to be located on recognised pedestrian / cyclist desire lines'.
Suggest include protection of visual amenity in the criteria	Change made to the policy – additional wording added accordingly
Under the heading 'Other routes providing pedestrian and cycle access' Seek changes "Proposals should seek to maintain, protect and enhance the character of other existing or proposed routes"	Change made to the policy – additional wording added accordingly.

Summary of Main Issues	How the Main Issues have been addressed
<p>Words 'must support', should be replaced by 'should seek to support'. Not always practical for new developments to provide access to sustainable forms of transport and promote active travel.</p>	<p>Change made to the policy – additional wording added accordingly.</p>
<p>The policy also needs to make clear that provision would meet the needs of those with reduced mobility: Second sentence should read 'developments must include safe pedestrian routes enabling access for all and where feasible'....</p>	<p>Change made to the policy – additional wording added accordingly.</p>

Policy DM6 - Surface Water disposal, Foul Water disposal and treatment, watercourses, flood defences and consideration of wider land drainage interests

Main Issues Raised and how have they been addressed – Draft DPD Consultation

Summary of Main Issues	How the Main Issues have been addressed
<p>Policy considered unnecessary and should be dealt with through Cumbria County Council's guidance.</p>	<p>The Council considers it is essential the Local Plan contains a policy relating to these matters in order to confirm the Council's position and expectations on matters of how flood risk should be addressed and managed in new developments. There is a current policy gap that needs plugging in this regard specifically with reference to expectations around sustainable drainage systems. County Council guidance is relevant and will be used by the Local Lead Flood Authority to guide how it will advise on planning applications received, however, it is not a policy document and it would not be appropriate to rely on this solely in this respect without an up to date policy.</p>
<p>Considered that policy does not go far enough in minimising flood risk and is not compliant with the National Planning Policy Framework in terms of</p>	<p>The Policy has been expanded to ensure it is NPPF compliant including reference to where development should be directed in context of flood risk.</p>

Summary of Main Issues	How the Main Issues have been addressed
minimising the risk of flooding.	
Consider there should be a separate condition for development and flood risk and this should acknowledge climate change impacts and state that development should be steered away from areas of flood risk and where such development is exceptionally necessary it should be designed to be safe for its lifetime without increasing flood risk elsewhere in accordance with the NPPF and associated Planning Practice Guidance	The Policy has been amended so it refers to NPPF and associated National Planning Practice Guidance specifications regarding location of development.
Requirements for documentation submission considered extremely onerous	The requirements included are based on emerging Cumbria Design Guide and it was considered helpful to set these out in the policy in order to ensure applications are supported by necessary relevant information in order to determine them sufficiently. In the Final DPD these have been removed and reference made to the role of the Validation Checklist setting out requirements.
Number of detailed comments relating to requirements for documentation submission – additional changes required	No further changes made.
Specific comments from United Utilities	Changes made as requested.

Main Issues Raised and how have they been addressed – ‘Main Changes’ Consultation

Summary of Main Issues	How the Main Issues have been addressed
Believe the policy is not NPPF compliant as it fails to make sure that development that increases flood risk elsewhere is permitted	The policy has been amended and is considered to be compliant with the NPPF in this respect.
Preferable for the policy to be deleted in its entirety and	See response made above.

Summary of Main Issues	How the Main Issues have been addressed
national policy and guidance relied upon	
Text reference to location of development is not compatible with NPPF, need to align with NPPF is this regard	It is acknowledged that some forms of development might be considered appropriate in locations where flood risk is not low as defined by NPPF (distinction between inappropriate development/vulnerable uses). Change made to policy wording so it is in line with NPPF paragraphs 100 and 103.
Requirements for documentation submission considered extremely onerous	In the Publication DPD these have been removed and reference made to the role of the Validation Checklist setting out requirements. These will be informed by the Cumbria Design Guide.
Should not be indicating who should undertake an assessment of site conditions, to suggest a consultant appointed by a developer is not independent is not correct	Change made to the policy, reference to independent body to the applicant deleted, reference to a competent qualified person/body now included.
Clarity regarding capacity within the wider area needed	Change to policy, reference to possible wider area to store floodwater deleted, policy now refers to ensuring there is capacity within the development site to mimic natural drainage as closely as possible.
Concern about requirement to utilise naturally wet areas of a site as Sustainable Drainage Systems	Change made. Policy states utilise the natural topography of a site to maximise its function as a Sustainable Drainage System feature – reference to utilising naturally wet areas deleted in final policy.
Detailed additional wording suggested by Cumbria County Council	Changes made as appropriate.

Policy DM7 - Addressing Pollution and Contamination Impact

Main Issues Raised and how have they been addressed – Draft DPD Consultation

Summary of Main Issues	How the Main Issues have been addressed
Questioned how developments can be made air quality 'neutral' if they generate additional traffic.	It is considered there is no need to define in the policy what is meant by air quality neutral. The requirement is to ensure receptors as a result of new development are not exposed to any increased levels of air pollution set against the current baseline level. Guidance will be used to determine how schemes can be made air quality neutral and this will vary depending on the type, scale and location of proposal.

Summary of Main Issues	How the Main Issues have been addressed
The policy needs to be clear on when air quality and noise impact assessments will be required.	Requirements for when an air quality assessment is required is included in Council's Planning Application Validation Checklist and in guidance as stated in supporting text paragraph 2.7.4. It is not considered appropriate to specify within policy as guidelines and specifications for when an assessment is required as this may change.
Development should not be permitted where it has an unacceptable impact on other noise sensitive uses or the occupants of the development would be subjected to an unacceptable level of noise from other uses.	Change made - additional wording added to policy to make clear that developers needs to show that any impacts are at or below acceptable levels.
First sentence should be deleted, as this would rule out redevelopment of previously developed land or site near to previously developed land.	Change made - reference to negligible deleted, revised wording included to say adequately remediated or removed to acceptable levels.
Impact of air pollution on nationally or internationally protected sites and other sensitive habitats should be referred to in the policy	Inclusion of additional wording in the policy 'at receptors' will ensure wildlife and protected / sensitive environments are covered. Application of existing Core Strategy policy CS8.4 in conjunction with policies DM1, DM2 and DM7 will ensure any consequential light and noise pollution impact for wildlife, sensitive habitats and designated environment sites is fully considered where relevant.
Are concerned that each of the three sections of this policy are not positive enough. It appears that the reasoned justification is stronger than the policy in this respect.	The policy wording has been amended to make it more positive, emphasising in which circumstances development will be permitted.
A section referring to water quality should be added to this policy. The possibility of contamination from former uses and its effects on the water environment and human health needs to be considered and remediated where it is present and does not apply solely to the sensitive end uses listed.	Change made. Section on water quality following on from contaminated land section has been added to the policy.

Summary of Main Issues	How the Main Issues have been addressed
Cannot expect all developments to be at least air quality neutral in terms of emissions at source amend to say 'all development must be at least air quality neutral in terms of effects at receptors	Acknowledged it is the receptors that must not be exposed to any additional air pollutants. Change made to policy as requested.

Policy DM8 - High Speed Broadband for New Developments

Main Issues Raised and how have they been addressed – Draft DPD Consultation

Summary of Main Issues	How the Main Issues have been addressed
Policy not considered necessary and would introduce costs and delays.	The Council considers that a policy on digital infrastructure is required. This is supported by the recent announcements in the Government's Housing White Paper in which it is consulting on requiring local authorities to have planning policies setting out how high quality digital infrastructure will be delivered in their area.
Suggest developments of over 30 properties to be required to demonstrate they have considered the installation of Ultrafast broadband (100Mbps or more) and have a separate policy from that which is applied to smaller developments.	An additional requirement for sites over 30 units to provide Fibre to the Premises (FTTP) was added to the policy following a meeting with Connecting Cumbria and consulted on in the main changes consultation.
Suggestion that the policy should apply to all sites and not just 2 or more dwellings.	A threshold of 2 was determined in the recognition that there will be many cases, particularly for single developments in rural areas where it would be impractical to require high speed ready buildings. Also the Government's press release on the Openreach/HBF deal defined new site housing developments as two or more. Also the EU Directive allows for exemptions to the 'high-speed' ready requirement for single dwelling sites. The council will still seek to encourage that broadband has been given due consideration in all proposals.
Reference to Openreach should be removed to give equality to all providers.	Openreach has been specifically cited due to the 2016 agreement that was signed between the UK Government, BT Openreach and the Homebuilders Federation to deliver superfast broadband to new build homes and specifically the new free online planning tool for builders.

Summary of Main Issues	How the Main Issues have been addressed
	However in recognition of the importance of alternative providers the supporting text of the policy has been amended to require developers to also engage with other providers, particularly in areas where Openreach do not provide an adequate fibre service.

Main Issues Raised and how have they been addressed – Pre-Publication Consultation

Summary of Main Issues	How the Main Issues have been addressed
Policy still not considered necessary and would introduce costs and delays.	This policy is considered necessary and there is strong direction from Government for Councils to do all they can through plan making and decision taking to ensure new developments are properly served by high speed broadband (for example see Ed Vaizey MP's letter to Council leaders from March 2015).
Concerns that FTTP will not be achievable given reliance on Openreach – could inhibit housing delivery if planning conditions prevent dwelling occupation until broadband is live.	Neither the policy nor supporting text infers that conditions would be applied to developments as suggested by the respondent. The Council recognises the reliance upon third parties and the policy is asking developers to do all they reasonably can to ensure sufficient broadband provision - namely demonstrating to the Council that they have engaged with infrastructure providers at an early stage of their development proposals. The supporting text clearly states that this policy will be applied flexibly and would not require high speed broadband connectivity where it is unfeasible or disproportionately costly.
Concern that the newly introduced FTTP requirement has been set at 30 units – suggest it should be lower, at 10 units.	The Council understands from Openreach that it will deploy FTTP free of charge into all new housing developments of 30 or more homes if developers register their scheme at an early enough stage. This was therefore the rationale for a 30 unit threshold. The Council will of course seek to ensure all new homes have sufficient broadband connectivity but will only employ the stricter FTTP policy for larger sites where we are advised it will be commercially viable.

Policy DM9 - Parking Provision, new and loss of car parks

Main Issues Raised and how have they been addressed – Draft DPD Consultation

Summary of Main Issues	How the Main Issues have been addressed
Questioned whether policy is required if all it is seeking is for Cumbria County Council	It is considered there is a need to have a policy in order to make clear how the Council will determine what might be

Summary of Main Issues	How the Main Issues have been addressed
standards to be applied in a flexible manner.	considered an acceptable level of provision to serve a particular proposal.
Support for flexible application of Cumbria's guidelines.	Support noted.
Concern that policy is too weak in areas where there are already significant on street parking problems.	Important to acknowledge that it may not always be achievable to provide greater levels of provision in areas suffering from significant on-street parking problems, and therefore where the case alternative measures to address the issue will be required. Policy changed to reflect this. Each application will be treated on its own merits in this regard, and overall benefits of a scheme taken into account.
What is the minimum standard for disabled parking spaces	Reference to minimum standards deleted.
Not clear what it expected of developers in terms of parking provision ask	The policy makes it clear that the County Council published guidelines will be used and applied flexibly in determining amount of car parking provision that any development will be required to provide. Applications will be treated on a case by case basis, taking account of a range of factors as detailed in the policy.

Policy DM10 - Safeguarding land for transport infrastructure improvements

Main Issues Raised and how have they been addressed – Draft DPD Consultation

Summary of Main Issues	How the Main Issues have been addressed
Policy welcomed, important to safeguard potential future routes.	Support noted.
Transport Infrastructure should include reference to safe cycle routes.	Change made. Reference to cycle schemes added to the policy.

Policy DM11 - Accessible and Adaptable Homes

Main Issues Raised and how have they been addressed – Draft DPD Consultation

Summary of Main Issues	How the Main Issues have been addressed
<p>Objection to the requirement for all new homes to be built to the Category 2 (M4(2)) standard – evidence for a blanket approach challenged.</p>	<p>The Council maintains the position that the general application of M4(2) standards across all new development is appropriate because:</p> <ul style="list-style-type: none"> - Accessible and adaptable homes are practical homes for everyone at various life stages. - It shouldn't be a percentage based purely on the proportion of the population that currently have mobility issues as other people may develop issues in future. - Lifetime Homes were encouraged on all schemes through the Core Strategy, and the M4(2) standards are broadly equivalent, and supersede Lifetime Homes. - The Council has an older than average housing stock which is generally less accessible and adaptable so there is a need to significantly increase the supply of accessible and adaptable homes. <p>The policy has not therefore been amended in this respect. Evidence Paper updated following Draft DPD consultation.</p>
<p>Concerns over viability impacts of this standard, in terms of additional costs and implications for extra space demands and impacts on site density. Evidence on viability implications is required.</p>	<p>The impacts of introducing this standard have been incorporated into the viability study.</p>
<p>Concern that the policy as worded allows too much flexibility for developers to gain exemptions from the requirement – any exemption should only apply to the minimum number of properties necessary.</p>	<p>Additional wording has been added to the policy to make clear that where exemptions are justified, they will only apply to the minimum number of dwellings necessary.</p>
<p>Policy strongly supported as it will help ensure homes meet the 'through life' needs of occupiers.</p>	<p>Support noted.</p>
<p>Blanket approach does not take into account specific needs of various groups or desirability of older and disabled people to be situated closer to facilities and services.</p>	<p>The Council does not consider M4(2) homes to be a specialist product that is only suitable, or required by older or disabled people - they are equally suitable for families with young children, people that have temporary illnesses or disabilities etc.</p> <p>Census data shows a generally older age profile in the rural areas, and this would not support a justification for targeting adaptable homes only to more sustainable locations in larger settlements. 'Rurality' has been added as a factor in the</p>

Summary of Main Issues	How the Main Issues have been addressed
	<p>Council's equality impact assessments and planning policies must not disadvantage rural residents in the district.</p> <p>The policy has not therefore been amended in this respect.</p>

Main Issues Raised and how have they been addressed – ‘Main Changes’ Consultation

Summary of Main Issues	How the Main Issues have been addressed
<p>Previous concerns remain and evidence for a blanket requirement of M4(2) is not robust.</p>	<p>Sustained objection noted. The Council considers that its ageing population, and importantly the principle that M4(2) homes are suitable for all (as per the principles of Lifetime Homes) justify the universal application of this policy. This approach is considered to roll forward the Council's current Core Strategy approach to Lifetime Homes - see para 7.10 and Policy CS6.2 of the Core Strategy: "<i>All new housing should be easily adaptable for everyone, from young families to older people and individuals with a temporary or permanent physical impairment</i>". The Council considers that the Evidence Paper justifies the need for the proposed requirements.</p>
<p>Lack of clarity over how 5% M4(3) has been derived.</p>	<p>This calculation is set out within Figure 10.14 of the recently published draft SHMA and should now address this comment. It applies the 3.5 per 1000 households unmet wheelchair user dwelling need to South Lakeland's existing population, and then applies a rate of 3% wheelchair users to the projected new household growth over the period 2016-2036 using two projections. This results in a figure of 5.9%-9.4% wheelchair user households. The 5% proposed policy requirement is therefore at the lowest end of this projection. Additionally it will only apply to a proportion of new homes built as it will only apply to sites over 40 units, so only a proportion of new developments will be captured by the policy, reducing the number of wheelchair homes that will be delivered as a proportion of the total new homes delivered.</p>
<p>Continued concerns over viability and cost implications. Not clear whether affordable housing or optional standards would take priority.</p>	<p>Cost implications of this requirement have been incorporated into the viability study. It is not possible to state at this stage what would be prioritised where there are viability exceptions - this would be dealt with on a case by case basis given that they would be exceptions.</p>
<p>The blanket requirement does not take into account the desirability of older and disabled persons to be situated closer to services and facilities.</p>	<p>Census data shows a generally older age profile in the rural areas, and this would not support a justification for targeting adaptable homes only to more sustainable locations in larger settlements. 'Rurality' has been added as a factor in the Council's equality impact assessments and planning policies must not disadvantage rural residents in the district.</p>

Policy DM12 - Self-Build and Custom Build Housing

Main Issues Raised and how have they been addressed – Draft DPD Consultation

Summary of Main Issues	How the Main Issues have been addressed
General support but need to be clear that in areas of strong demand there is still no mandatory requirement to provide self-build plots.	Support noted. It is considered that the policy wording is clear that it isn't a mandatory requirement, but will be encouraged. No change made.
Register hasn't been well promoted so evidence of demand is falsely limited.	The Council has promoted the register through various means, including engagement with local self-build groups and on its website. The Council is also preparing a self-build policy and will continue to promote the register.
Support for the proposed more flexible approach to development on the edge of small villages and hamlets as these types of plots will be attractive to self-builders.	Support noted.

Policy DM13 - Housing Development in Small Villages and Hamlets

Main Issues Raised and how have they been addressed – Draft DPD Consultation

Summary of Main Issues	How the Main Issues have been addressed
Questions raised as to how the criteria will be interpreted, for example the definition of 'good access to services'.	The draft policy would not require a small village or hamlet where a proposed site is located to have services, but criterion 4 requires that where there are no services in the village, that the applicant demonstrates good access to services in other nearby villages or service centres. Examples of relevant services include a primary school and local shop. No change made.
Justification for limiting development of this type to just settlements with 10 dwellings or more questioned, suggested that this could be lower.	It is considered that a settlement size of 'normally 10 or more dwellings' provides appropriate guidance on the minimum size of a small village or hamlet, while allowing some flexibility for slightly smaller settlements to be also be considered on their merits. However a settlement size in low single figures is considered too small and risks promoting sporadic development in the countryside. No change made.

Summary of Main Issues	How the Main Issues have been addressed
Welcome the reference to self/custom build in this policy.	Support noted.
Suggestion that the quantum of new housing allowed on the edge of villages and hamlets should be restricted (suggested to less than 3 dwellings).	It is considered that the reference to appropriate 'scale' of development in criterion 1 is sufficient to ensure the amount of development is suitable to the context. There may be cases in larger villages where a development of more than 3 dwellings is acceptable. No change made.

Policy DM14 - Rural Exceptions Sites

Main Issues Raised and how have they been addressed – Draft DPD Consultation

Summary of Main Issues	How the Main Issues have been addressed
Question the requirement for local support – this would prevent many schemes.	This criterion has been deleted, although it should be noted that this is currently a requirement under Core Strategy policy CS6.4.
Suggestion that rural exception sites should not be affordable but instead local occupancy.	The purpose of the rural exceptions sites policy nationally is to accept development on sites which not otherwise be permitted where they provide affordable housing. The policy could therefore not be amended to exclude affordable housing provision. It is important to note however that all affordable dwellings in South Lakeland also have a local occupancy condition requiring the occupants to live or work within South Lakeland. No change made.
General support but oppose the proposal for an element of market housing to be allowed.	Noted. The element relating to a proportion of enabling market housing has however been drafted to reflect national policy on this matter. No change made.

Policy DM15 - Essential Dwellings for Workers in the Countryside

Main Issues Raised and how have they been addressed – Draft DPD Consultation

Summary of Main Issues	How the Main Issues have been addressed
Need to clarify whether the criteria also apply to temporary accommodation.	Policy modified to include reference to temporary accommodation.

Summary of Main Issues	How the Main Issues have been addressed
Concern that no mention of new agricultural buildings for animals which can lead to subsequent requests for workers' houses due to animal welfare issues.	A new policy on new agricultural buildings was drafted and consulted on at the 'main changes' stage.
Suggest that requirement to demonstrate that no other dwellings have been sold or made unavailable should be extended to three years rather than two.	Criterion amended to three years.

Interim Position Statement - Starter Homes

Main Issues Raised and how have they been addressed – Draft DPD Consultation

Summary of Main Issues	How the Main Issues have been addressed
Agreed that Regulations are required before Starter Homes can form part of the affordable contribution.	Noted. The Council continues to monitor the national policy position regarding Starter Homes. The Housing White Paper consulted on proposals to ensure that sites over 10 units deliver a minimum of 10% of homes to be 'affordable home ownership'. The Council's current approach to affordable housing would align with this requirement and at this stage it is not therefore considered that any further DM policy is required in this respect.

Interim Position Statement – Affordable Housing in Designated Rural Areas

Main Issues Raised and how have they been addressed – Draft DPD Consultation

Summary of Main Issues	How the Main Issues have been addressed
Consider a revised approach is required as policy is not working to deliver affordable homes in rural areas.	<p>It is considered that the Council's interim position remains justified in that latest evidence of need for affordable housing in designated areas should inform, on case by case basis, whether adopted Local Plan policy or national guidance be applied.</p> <p>The current review of affordable housing need (in the Strategic Housing Market Assessment) and of development viability will inform any future change to affordable housing policy.</p> <p>No change made or new policy created.</p>

Summary of Main Issues	How the Main Issues have been addressed
Continued need for small scale developments of affordable housing in villages.	Noted, and agreed.

Interim Position Statement – Gypsy and Traveller Sites

Main Issues Raised and how have they been addressed – Draft DPD Consultation

Summary of Main Issues	How the Main Issues have been addressed
Considered that Core Strategy policy CS6.5a is out of date and that the DM Policies DPD should include a policy for assessing applications for new gypsy and traveller sites.	In response a policy for assessing new gypsy and traveller sites has been included in the consultation on main changes to the DPD in summer 2017. A policy is included in the Publication DPD - see policy DM26

Policy DM16 - Conversion of Buildings in Rural Areas

Main Issues Raised and how have they been addressed – Draft DPD Consultation

Summary of Main Issues	How the Main Issues have been addressed
Suggestion that the scope of the work allowed is too restrictive in terms of not allowing any extension or significant alteration.	The wording is considered appropriate and necessary to ensure the protection of the character of traditional buildings in the open countryside. No change to policy.
Should ensure safe road access rather than just road access.	Agreed and policy amended to include the word 'safe'.
Unclear as to what utilities are required and how 'readily available' is defined.	This would be judged on information from utility companies at the time of an application. No change made to policy.

Policy DM17 - Retention of Community Facilities

Main Issues Raised and how have they been addressed – Draft DPD Consultation

Summary of Main Issues	How the Main Issues have been addressed
General support for policy but concern about the emphasis placed on the viability of facilities – should be more focussed on an assessment of community need.	Noted. Under the policy, applicants will be asked to submit evidence to show the extent to which the facility fulfils a need in the locality. This is specified in the policy and the supporting text makes reference to what is likely to be included within the written evidence.

Policy DM18 - Tourist accommodation - caravans, chalets, log cabins, camping and new purpose built self-catering accommodation (outside the AONB)

Main Issues Raised and how have they been addressed – Draft DPD Consultation

Summary of Main Issues	How the Main Issues have been addressed
Concern that the policy doesn't go far enough in preventing settlements being 'swamped' by chalet developments.	Policy amended to ensure tourist accommodation proposals are directed towards the most sustainable locations. Policy also ensures that development will be of an appropriate scale and design for its locality.
Concern that policy doesn't address cumulative impact issues.	Policy amended to ensure that cumulative impacts of tourist accommodation developments are taken into account.
Support for scope to limit the length of time tourers can stay on pitches and control storage of caravans over the winter period.	Support noted.
Considered unsound as does not allow for a proper balance of protection of biodiversity assets with social and economic benefits.	Policy not amended, but considered that the Local Plan policies read as a whole (including Core Strategy Policy CS1.1 – Sustainable Development Principles and new Development Management Policy; DM4 Green and Blue Infrastructure), together with the NPPF, will ensure a balanced judgement.
Disagree with requirement for new sites to be normally associated with existing buildings or facilities- this is not always appropriate.	Policy re-structured and wording amended. New caravan and camping sites will be supported where the site is sustainably located within or adjoining Principal, key or Local Service Centres... or, in other locations where the proposal is to support the diversification of agricultural or other land-based rural business...

Summary of Main Issues	How the Main Issues have been addressed
Suggestion that chalets and log cabins should be treated in the same way as caravans with respect their location outside development boundaries. (Reference to the part of the policy which relates to new self-build catering accommodation outside development boundaries).	Policy amended to state that proposals for new build purpose building accommodation (excluding development classed as caravans and camping) will normally only be permitted outside development boundaries in exceptional circumstances.
Suggestion that policy should also require sufficient infrastructure capacity for new developments.	No change made, as considered infrastructure issues are already covered by policy DM1 - General Requirements for all Developments.

Main Issues Raised and how have they been addressed – ‘Main Changes’ Consultation

Summary of Main Issues	How the Main Issues have been addressed
Policy considered too restrictive, especially as the locations visitors want to stay in are rural and where sufficient land can be available and be affordable.	No change made. Consider that the policy reflects the relevant strategic policies in the adopted Core Strategy, including; CS1.1 - Sustainable Development Principles (bullets 7, 8, 11), and CS1.2 - The Development Strategy (particularly, the last paragraph of policy). Consider that DM18 is NPPF compliant. NPPF Paragraph 28, (3rd bullet), supports sustainable tourism and leisure development in rural areas and qualifies this in relation to tourism and visitor facilities by reference to 'appropriate locations'. Such locations are identified to deliver sustainable patterns of development. Consider that there is flexibility in the policy; it supports the diversification of 'agricultural or other land-based rural business'.
Policy should be more flexible towards locations outside of service centres for new development, (Core Strategy Policy). It should reflect the NPPF paragraph 28. Allow for innovative development located outside of a settlement.	No change made. The policy reflects the relevant strategic policies in the adopted Core Strategy, including; CS1.1 - Sustainable Development Principles (bullets 7, 8, 11), and CS1.2 - The Development Strategy (particularly, the last paragraph of policy). Consider that DM18 is NPPF compliant. NPPF Paragraph 28, (3rd bullet), supports sustainable tourism and leisure development in rural areas and qualifies this in relation to tourism and visitor facilities by reference to 'appropriate locations'. Such locations are identified to deliver sustainable patterns of development. Consider that there is flexibility in the policy; it supports the diversification of 'agricultural or other land-based rural business'.
Endorsement of the Council's overall approach to	Welcome support for overall approach.

Summary of Main Issues	How the Main Issues have been addressed
tourist accommodation, in terms of encouraging appropriate tourism development	
Criterion 2. Whether the applicant should have to demonstrate necessity and provide evidence to support a proposal related to agricultural and other land based rural business's diversification.	Change made in part. Criterion 2 - the words 'necessary and evidence is provided' has been deleted. Criterion 2 now amended so reads 'in other locations where the proposal is to support the diversification of agricultural or other land based rural business and it is demonstrated that the development makes an ongoing contribution to sustain the long term future of the business that is diversifying. The Council will use a planning obligation or planning conditions to ensure that the proposal continues to sustain the business that is diversifying. Note that text changed from '...agricultural and other land based rural business...' to "...agricultural or other land based rural business...".
Criterion (f) The wording should be 'protect or enhance', rather than the existing policy text which reads, 'protect and enhance' biodiversity assets.	No Change made. Consider that material considerations, the NPPF and National Planning Policy Guidance (NPPG), refer to the use of 'Protect and enhance' in relation to biodiversity. The wording 'Protect and enhance' is also consistent with Core Strategy Policy CS8.4 – Biodiversity and Geodiversity.
Wording of Criterion (f) needs changing to reflect NPPF. Need for flexibility; policy not place unreasonable demands on proposals that could otherwise provide tangible economic benefits. Criterion (f) as drafted, does not recognise that, in some cases, development that might affect such assets may be acceptable, subject to the provision of appropriate mitigation and/or compensatory measures. Criterion (f) should be re-drafted as follows: 'protect and enhance biodiversity assets where feasible, or seek to provide appropriate mitigation or compensatory measures; and' (additions to the criterion are highlighted.)	No change made as to the suggested wording. The wording of Criterion (f) is considered appropriate and aligns with Core Strategy Policy CS8.4 – Biodiversity and Geodiversity.
Criterion (h) should be deleted. (h) Reads; shall	No change made. Core Strategy Policy CS1.1 - Sustainable Development Principles (bullet 9) advises 'All developments

Summary of Main Issues	How the Main Issues have been addressed
'demonstrate the delivery of tangible local economic benefits'.	should help to meet the diverse social and economic needs of our local communities...' Furthermore, NPPF Paragraph 8, advises; '...to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously...'
The reasoned justification should recognise that areas outside the National Park have a role in supporting the demands that the National Park creates, rather than imply such developments have a negative impact.	Agree. Change made. Supporting text now reads 'Such development, in appropriate locations and of an appropriate scale, has a role in supporting the demand that the Lake District National Park creates'. Over the past few years....

Policy DM19 - Equestrian related development

Main Issues Raised and how have they been addressed – Draft DPD Consultation

Summary of Main Issues	How the Main Issues have been addressed
Considered that field shelters can be very intrusive and policy should ensure they are well screened.	No change made as considered that policy adequately addresses this issue, and policies DM2 and DM4 would also be used to ensure landscape impacts are minimised and appropriate landscaping is implemented.
Policy should ensure that the size and scale of development should be the minimum necessary, and not impact upon local character.	No change has been made, as considered that the policy already addresses this issue.
Considered that the design of the development, in addition to its intensity, should be appropriate to its location.	Design added to criterion 1.

Main Issues Raised and how have they been addressed – 'Main Changes' Consultation

Summary of Main Issues	How the Main Issues have been addressed
Concern that policy does not include AONB specific wording concerning the approach to large scale commercial and small-scale non-commercial equestrian development.	No change made. The AONB DPD proposes Policy AS01 - Development Strategy, which sets out the approach to development within local service centres, small villages and to development outside settlements. Policy AS01 also advises that major development will not be permitted in the AONB. In this regard, proposed Policy AS01 advises that in determining whether a proposed development constitutes

Summary of Main Issues	How the Main Issues have been addressed
	major development, the Council's will consider whether by reason of its scale, character or nature, the proposal has the potential to have a significant adverse impact on the natural beauty of the AONB. In addition, there are other proposed policies in the AONB DPD which will seek to ensure impacts (landscape and other impacts) are avoided or minimised.
Policy does not include AONB specific wording concerning the approach to small-scale commercial and non-commercial equestrian development that is likely to have an impact on the AONB.	No change made. There are proposed policies in the AONB DPD which will seek to ensure impacts (landscape and other impacts) are avoided or minimised. DM19 also includes criteria that will apply to all proposals re. scale, design and the intensity of use etc. as well as 'schemes individually or cumulatively, will not harm the landscape and character of the area'.

Policy DM20 - Advertisements, Signs and Shopfronts

Main Issues Raised and how have they been addressed – Draft DPD Consultation

Summary of Main Issues	How the Main Issues have been addressed
Concerned that there appears to be a weakening of policy in relation to internally illuminated signs in Kendal.	The Council does not consider the draft policy to represent a weakening of policy. For note, the existing saved Local Plan policy S20 states ' <i>The District Council will operate particularly strict control in Conservation Areas, the open countryside and in respect of internally illuminated signs.</i> ', and in respect of Areas of Special Control ' <i>Internally illuminated signs will not normally be permitted</i> '. The proposed wording in the draft DM policy of 'generally avoiding' internally illuminated adverts is considered to align with the existing position.
Elements of the policy relating to advance directional signs are welcomed and should help reduce clutter.	Support noted.

Policy DM21 - Renewable and Low Carbon Energy Development

Main Issues Raised and how have they been addressed – Draft DPD Consultation

Summary of Main Issues	How the Main Issues have been addressed
Should ensure criteria of saved Local Plan policy C26 are included.	It is considered that the main elements of saved policy C26 are reflected in the new DM policy and no further changes are required in this respect.

Summary of Main Issues	How the Main Issues have been addressed
Concern that policy does not specifically address Conservation Areas.	The policy does refer to the historic environment, which includes all designated and non-designated heritage assets, and Policy DM3 (Historic Environment) would also be applied and afford the necessary protection for Conservation Areas.

Policy DM22 - Hot Food Takeaways

Main Issues Raised and how have they been addressed – Draft DPD Consultation

Summary of Main Issues	How the Main Issues have been addressed
Not considered to be any evidence to support the restriction of hot food takeaway locations.	Noted. The policy only seeks to limit the concentration of hot food takeaways within primary shopping areas. It is considered there may be justification to use conditions in order to mitigate impacts on sensitive uses.
Support for stricter criteria but concerned it may not go far enough.	Noted. Need to strike a balance, it is considered the criteria is appropriate and allows degree of flexibility taking into account of individual circumstances.
Policy not considered positive or justified and therefore considered to be unsound.	Noted. It is considered the policy is positive and is justified. Hot Food Takeaways have specific effects attached to them that must be managed carefully. It is considered the policy is justified in context of protecting public health, environmental qualities and supporting the vitality and viability of the district's primary shopping areas.
Policy considered to be discriminatory on rurality grounds - as most pupils in rural areas get bussed to school so its proximity to bus stops rather than schools which I the issue in these locations.	It is considered the policy is robust enough to ensure potential impacts of a proposed new hot food takeaway are considered in a consistent manner regardless of location. Reference to schools is one example of a sensitive use, and should not be taken to read the only type of sensitive use. Additional text added to supporting text in order to specify other sensitive locations/uses such as parks, recreation areas and school bus stops/main walking routes
Policy doesn't go far enough in restricting takeaways within primary shopping areas and could still result in over concentrations based on the rule of no more than 2 adjacent takeaways.	Noted. Other criteria would be applied, including impact on the amenity of neighbouring uses and general character and appearance of the environment, Other policies would also be applied which seek to retain primary shopping areas predominantly for shopping uses and also national policy which seeks to maintain vitality and viability of town centres as a whole. Change to policy additional reference to ensuring that there remains a proportionate mixture of shopping uses within the immediate locality in line with provisions of Land Allocations Policy LA1.2

Summary of Main Issues	How the Main Issues have been addressed
Suggestion of additional criteria regarding parking and road safety issues.	Additional criteria added in relation to parking and road safety.

Policy DM23 - Retail Uses Outside of Town Centres

Main Issues Raised and how have they been addressed – Draft DPD Consultation

Summary of Main Issues	How the Main Issues have been addressed
Suggestion of lower thresholds for retail impact assessments required.	No change has been made, as the thresholds are based on the Council's existing 2012 Retail Study.
Policy and principle of using locally set thresholds supported.	Support noted.

Policy DM24 - Kendal Town Centre and Kendal Canal Head Area

Main Issues Raised and how have they been addressed – Draft DPD Consultation

Summary of Main Issues	How the Main Issues have been addressed
Suggestion that policy needs to acknowledge flood risk in this area.	Additional criterion regarding flood risk added to the Canal Head section of the policy.
Policy supported, and links with Kendal Town Masterplan acknowledged.	Support noted.
Support for the safeguarding of the Lancaster Canal route.	Support noted.
Suggestion that policy shouldn't refer to a specific number of dwellings in the Canal Head area.	Reference to a number of dwellings has been removed from the policy, footnote added though to make clear current local plan assumptions, and how this will be reviewed through next Local Plan.
Concern that the third bullet point promoting residential development in the town centre could undermine the second bullet point which seeks to widen town centre uses.	Policy wording amended to emphasise the need for town centre vitality and viability to be maintained in considering residential development proposals. Distinction made between supporting residential at first floor level or above within primary shopping area provided does not undermine vitality and viability of its predominant retail function and outside of the primary shopping area residential development provided

Summary of Main Issues	How the Main Issues have been addressed
	it does not undermine viability and vitality of the main town centre uses no longer predominating.

Policy DM25 – Agricultural Buildings (New Policy at ‘Main Changes’ Stage)

Main Issues Raised and how have they been addressed – ‘Main Changes’ Consultation

Summary of Main Issues	How the Main Issues have been addressed
General support, and support for requirement to demonstrate buildings are essential to operational need.	Support noted.
Requirement for an appraisal considered too onerous and unjustified.	It is important new agricultural buildings serve a purpose that supports the operational needs of an existing farm or agricultural business and are appropriate in this respect in terms of location, size and type of functional use. An appraisal is considered justified in order for the Council to appraise the degree to which proposals have a functional need. As specified in the supporting text proportional evidence will be required depending on the nature of the proposal.
Considered that new farm buildings will always be essential in order for farms to remain viable. Other existing local and national policy provides strong support for agriculture and the DM policy must ensure it supports this sector. Planning staff should have knowledge of the farming sector when applying policy.	Noted.

Policy DM26 – Gypsies, Travellers and Travelling Showpeople (New Policy at ‘Main Changes’ Stage)

Main Issues Raised and how have they been addressed – ‘Main Changes’ Consultation

Summary of Main Issues	How the Main Issues have been addressed
Welcome introduction of policy but question the limitation that it will only apply to travellers meeting the definition as set out in the government’s ‘Planning Policy for Traveller Sites’.	No change has been made as this is alignment with the Government’s definition of travellers in Planning Policy for Traveller Sites.
Question the need for the inclusion of ‘other community facilities’ in criterion 3 – introduces vagueness.	The word ‘appropriate’ has been added before ‘community facilities’, to guide judgement on this matter on a case by case, as relevant to the proposal at the planning application stage.
The phrase ‘large vehicles’ in criterion 6 is too vague and unnecessary – most travellers only use relatively small pickup trucks.	It is considered that reference to large vehicles remains appropriate, given the size of caravans and potential work and other vehicles that may need to be safely accommodated on sites.

Policy DM27 – Enforcement (Previously numbered DM25 at Draft DPD Stage)

Main Issues Raised and how have they been addressed – Draft DPD Consultation

Summary of Main Issues	How the Main Issues have been addressed
Welcomed as a positive policy to support other policies.	Support noted.

6 Appendices

Appendix 1: Summary of comments made on the Issues and Options Discussion Paper

General Comments

Respondent	Comment
Health and Safety Executive	No representation to make at this stage of the local planning process
National Grid	No comments
Cllr Joanna Greenway Grange West	In light of Housing Bill making provision for the outsourcing of processing of planning applications, more important than ever to have a robust set of DM policies, firmly evidenced
Essar Oil UK Ltd	Need to take the MAH Pipeline into account when making Development Management decisions and this may be relevant to the drafting of policies
North Yorkshire County Council	No comments
Overview and Scrutiny Committee	Needed to be differences relevant to different sites such as rural and urban.
Overview and Scrutiny Committee	Important to share expertise and resources. Small developers, in particular, had a limited skills resource so extra optional demands and changing standards needed to take that into account

Comments about engagement, structure of document and the Introduction

Respondent	Comment
Grange Parish Neighbourhood Plan Steering Group	Not clear how the Neighbourhood Plan policies will interact with DM policy
Grange Parish Neighbourhood Plan Steering Group	Format is not user friendly, dense conceptual content and exhaustive cross-referencing. Language is a barrier.
Grange Parish Neighbourhood Plan Steering Group	Format of document not conducive to constructive debate.

Respondent	Comment
National Trust	Helpful if the DPD is accompanied with a plan showing area of coverage with reference to LDNPA extension. Need to make clear which policies would be used to assess planning applications once extension is in place
National Trust	A case for including the Development Briefs being prepared for the key sites allocated for development
Arnsdale and Silverdale AONB Partnership	Crucial where relevant policies take into account the AONB designation. Need to acknowledge all policies will apply to areas in S Lakeland which form the setting to the AONB and therefore should ensure conservation of landscape character and the special qualities of the AONB. Essential the AONB Local Plan works with the DMPDPD. Certain comments made on the AONB Local Plan may be relevant here
National Trust	Helpful to add clarity to the relationship between the DPD and Joint DPD for the AONB. Policy guidance in the Joint DPD should take precedence over the DMPDPD

Comments on general requirements for all development

Respondent	Comment
Theatres Trust	Need to ensure culture is included in the definition of sustainable development and this be reflected in any updated policy
Arnsdale and Silverdale AONB Partnership	Option 2 preferred- may be possible to condense some of the requirements into a smaller number of development management general policies, but specific and detailed policies should be included for biodiversity, archaeological and geological interest, impact on landscape character, visual amenity and historic environment. Important that impact on landscape/seascape character is taken into account, not just visual amenity. Cumulative impact of development on landscape character and visual amenity must be taken into account - including impacts on the setting of the AONB
Cumbria County Council	Support Option 2– creation of a single policy setting out the broad strategic expectations from individual developments

Respondent	Comment
Highways England	Support Option 1. Essential that specific transport related assessment criteria are maintained in the preparation of the DMDPD. NPPF is insufficient – doesn't fully recognise the necessary local transport needs and localised factors. Need to retain elements of current policy or replace in new policies with a similar scope. Any emerging policy should consider and where applicable reference DfT Circular 02/2013 to ensure that development sites being promoted – and developed – are compliant with the guidance set out in this circular
United Utilities, Grange-over-Sands Town Council	Support Option 2
Cumbria House Builders Group	Support for Option 2
Grange Parish Neighbourhood Plan Steering Group	Option 2 is appropriate
National Trust	Option 2 preferred as a more succinct way of capturing relevant general policy requirements, Option 3 unacceptable. If policy wording is too vague or imprecise then re-consideration would need to be given to the benefits of Option 1
Home Builders Federation	Given the significant date of the saved policies the HBF would generally support option 3. However, if additional policies are required to reflect truly local circumstances option 2 may be justified. It should avoid unnecessarily repeating the NPPF. Option 1 not supported
National Trust	Appears that all the matters identified at para 2.2. remain material considerations and should be incorporated into the new policy(ies)
Cumbria County Council	Other issues not listed in para 2.2 need to be considered include - clearer recognition of the role of developer contributions, importance of homes meeting the through life requirements of occupiers and need to ensure the suitability of development in flood and drainage terms
Cumbria House Builders Group	New policy should seek to supersede and consolidate saved local plan policies in their entirety

Respondent	Comment
Grange Parish Neighbourhood Plan Steering Group	Current general requirements are inconsistently applied, and there is no reference to Neighbourhood Plans. There is a need for an accessible set of policies that have been formed in public, linked to the details of the existing Local Plan, emerging Neighbourhood Plan, and adopted by the District Council. Option 2 would enable SLDC to review and rationalize existing policy, produce one document for reference by all parties, integrate new policies to replace or supplement the existing, and spell out the role and weight of Neighbourhood Plans in the decision making process. New policy document should provide equally detailed or better requirements than the current mixed bag and link to requirements closely to the specifics of the Land Allocations document.
Grange Parish Neighbourhood Plan Steering Group	Should contain new/updated guidance on climate change, flooding and sustainable drainage, appropriate traffic impact assessment - road design and pedestrian/cycle requirements for new development, sustainability in development design (social as well as technological), how cumulative impacts will be assessed and managed, how future health profile of the district can be addressed through development design, regulation and design or camping and caravan sites. These are themes in the emerging Neighbourhood Plan policies where we feel policy needs updating to take account of current conditions
Home Builders Federation	Viability implications dependent on issues to be included within a general requirements policy
United Utilities	Would like additional text included in the DPD with regard to water and waste water infrastructure in order to acknowledge the need in some cases to coordinate infrastructure improvements with the delivery of development. On sites of multiple ownership encourage the council to task the site promoters to present a clear site wide infrastructure strategy
Grange-over-Sands Town Council	Revised policy should provide equal or better requirements than the current system

Comments about housing optional technical standards

Respondent	Comment
AONB Partnership	Assume the AONB DPD will cover all aspects of housing within the AONB

Respondent	Comment
United Utilities	Support adoption of new policy which encourages the incorporation of water efficiency measures into the design of new development – making use of permeable surfaces and the most sustainable form of drainage
Overview and Scrutiny Committee	General agreement that greater energy efficiency should be encouraged. Viability needed to be considered for any of the proposed optional standards, realistic minimum standards could be set and developers encouraged to exceed these.
Cumbria County Council	When considering which standards to be reviewed need to be aware of possible increased development costs – potentially challenging the viability of development to deliver other important priorities
Joanna Greenway	Merits/benefits of adopting optional standards should be fully considered, benefits of not highlighted - reference to Habinteg October 2015 briefing paper
Cumbria House Builders Group	No optional standards should be applied. Concerned about the impact of any additional requirements and the impact on viability –can't afford to introduce any in light of current housing delivery undersupply. Must be legitimate and clear local need for standards to be set beyond the minimum requirements of Building Regulations.
Home Builders Federation	Support Option 1
Grange-over-Sands Town Council, Grange Parish Neighbourhood Plan Steering Group	Support Option 2
National Trust	Option 2 preferred. Appropriate to include a requirement in respect of water efficiency. In principle the requirements should apply to all dwellings across the DPD area, and can also apply, with appropriate criteria, to other types of development.
Cumbria House Builders Group	SLDC will need to research and provide evidence of need for each standard and determine the size, location and type of dwellings to meet any identified need if they are to progress such additional standards. Need to consider overall impact on viability given increased costs – may require a review of other planning policy requirements that impact on site viability
Overview and Scrutiny Committee	General agreement that access was important (lifetime homes)

Respondent	Comment
Home Builders Federation	If Council wish to pursue such standards, this should be through encouragement rather than mandatory requirements for a percentage of dwellings on each site
Cumbria County Council	Support an increased access standard. Demographic information highlights how the number of older people in South Lakeland will increase over the coming year. Housing with increased accessibility standards will help to ensure homes can meet the through life requirements of occupiers. County Council can assist with preparation of additional evidence.
Grange Parish Neighbourhood Plan Steering Group	Apply optional standards to all new homes, predicted percentage of aged 85 + residents is growing and access / mobility is an issue.
Cumbria House Builders Group	Imposition of space standards may preclude the provision of smaller open market dwellings in the future. There will be viability implications for any increased space standards.
Home Builders Federation	Don't support the standard as limits consumer choice, will have negative impacts on affordability, density and site viability.
Grange Parish Neighbourhood Plan Steering Group	Apply optional standards to all new homes. Internal space standards at Berners Close for example better than the minimum requirement and sets a local benchmark would like to retain. Demand driven by different needs, families who need space, older single person households who require care in the home.
Overview and Scrutiny Committee	Additional internal space for new dwellings needed to be considered as a policy requirement. Optional standard could be beneficial and communities wanted an enhanced 'quality of life'. Reference also made to 'dementia-friendly' homes for better mental health. General agreement that additional space, e.g. for storage, could be beneficial
Cumbria County Council	Need to consider whether there is an evidenced need
Cumbria House Builders Group, Home Builders Federation	South Lakeland not an area of 'water stress' so there is no justification of any additional standards in this regard
Overview and Scrutiny Committee	General agreement that water efficiency measures would not be appropriate for the area
Cumbria County Council	Need to consider whether there is an evidenced need

Respondent	Comment
Grange Parish Neighbourhood Plan Steering Group	Should be applied to areas where there is currently 'sufficient' water, as water saving techniques contribute usefully to wider sustainability. Climate change issues related to water supply and demand. If standard is not applied then householders cannot benefit from the resulting lower water bills, and makes homes less resilient and affordable in the long-term
Grange-over-Sands Town Council	All options should be applied to all new homes

Comments about Starter Homes Exceptions Site Policy

Respondent	Comment
Cumbria County Council	Important for SLDC to consider implications of Starter Homes in a proactive manner. As such preparation of a policy is supported. Policy should be tailored / shaped to meet local circumstances
Green Footsteps Ltd	Incorporation of the principle of self-build into suggested policy would improve affordability
Cumbria House Builders Group	Support Option 1
Home Builders Federation	See benefit of option 2 in terms of the specific circumstances within South Lakeland.
Grange-over-Sands Town Council, Cumbria County Council, Grange Parish Neighbourhood Plan Steering Group	Support Option 2
Home Builders Federation	The policy should address the issue of market homes on such sites and how this will be considered within the district. However, it should retain flexibility to ensure it can deal with variable site conditions, viability considerations as well as any future national policy changes

Respondent	Comment
Grange Parish Neighbourhood Plan Steering Group	For the Grange Parish Area - need to identify whether there is any appropriate land in the area, including criteria for 'unviable industrial/commercial land', whether local wages and demographic demand demonstrate a need for the quoted age range, formula for affordability tied to local wages and clarity that 80% market price is a maximum cap, not a requirement, effect of starter homes on other future forms of 'affordable' housing in the area, effect on CIL returns and funding sources for starter home infrastructure, formula for a cap on the proportion of market homes allowable to establish viability and what conditions might be required upon resale of 'starter homes' after 5 years: 'main/local residence' policy?
Grange-over-Sands Town Council	80% cap should be the maximum, not the required, the cap could be lower. High demand for rented homes in the Grange area, the number of these could be reduced under Starter Homes Initiative. Concerns raised about quality of 'starter homes'
Cumbria House Builders Group	If there is LPA support it should hopefully result in increased housing completions and widen choice

Comments about Self-Build and Custom Build Housing.

Respondent	Comment
Cumbria House Builders Group / Home Builders Federation	Option 1 supported
Cumbria House Builders Group	Sceptical whether self-builders and custom builders seek plots on a large development. More likely to seek plots on individual plots or small sites. Identifying plots on allocated sites will create difficulties – raises uncertainties for potential house buyers, impacts on timing of delivery, therefore impacts on viability and deliverability, also concerns about provision of services and health and safety management issues
Home Builders Federation	Inappropriate to force developments to include a proportion of plots on sites. This would create logistical issues on the site but will inevitably impact upon site viability and in turn the delivery of infrastructure including affordable housing

Respondent	Comment
Cressbrook Developments Ltd	Object to Option 3. Not acceptable and onerous for policy to require a percentage of self-build/custom build plots on new schemes without knowing whether these are even required by the local community. Crucial evidence is available to support such a case. If there is demand, how this impacts on scheme viability needs to be considered. An alternative solution would be better to identify specific sites/plots for self-build/custom build projects rather than integrating them within larger schemes being delivered by house builders
Mr James Highton	Option 3 best option. A percentage of all building land should be allocated for self-build
Green Footsteps Ltd	Option 3 supported. Appears to be demand for self-build normal houses, this is stifled by lack of affordable plots.
Grange-over-Sands Town Council	Option 3 most appropriate, important to provide genuinely low cost housing options
Grange Parish Neighbourhood Plan Steering Group	Neighbourhood Plan objectives best served by Option3, requiring a percentage of plots to be self or custom build.
Grange-over-Sands Town Council	The evidence of need is that the area has an unfilled need for low cost housing
Grange Parish Neighbourhood Plan Steering Group	Level of demand would be difficult to ascertain until there is a model that developers and potential owners can evaluate. Evidence would require existing good practice from other authorities to be assessed for use locally, in discussion with developers
Green Footsteps Ltd	Current SLDC self-build register is very poorly publicised. Potential self-builders have already discounted option of self-build due to longstanding lack of affordable plots. There has been initiation of self-build groups in South Lakeland, notably in Kendal and Ulverston. As a result, urge SLDC to bring forward the SHMA as soon as practicable. Also need to examine Teinbridge policy and see if a similar policy should be implemented in South Lakeland
Mr James Highton	Supported by members of South Lakeland Self Build group who do not wish to build 5 bedroomed double garaged detached houses, but sensible affordable property in which to start families or to retire in

Comments about Rural Housing – Exceptions Sites and Infilling & Rounding

Respondent	Comment
Cumbria County Council	Support introduction of a policy that would allow some market housing to cross-subsidise delivery of affordable homes on rural exception sites. Understand the viability challenges
National Trust	Support Option 2. Some merit in making the policy position more NPPF-compliant. Proposed areas of change set out in the Option are agreed, though there is argument to be considered the approach of allowing additional market housing would not be appropriate within the Arnside/Silverdale AONB
Grange-over-Sands Town Council	Support Option 2 most appropriate as important to provide genuinely low cost housing options. Self-Build/custom/co-housing could mitigate this and should be included
National Trust	Option 1 is preferred and this can be addressed as part of the forthcoming single Local Plan Review
Grange-over-Sands Town Council	Support Option 2
Grange-over-Sands Town Council	More clarity is needed for planning and a principle is needed to work from

Comments about Essential Dwellings for Workers in the Countryside

Respondent	Comment
National Trust	Support Option 1. Present approach considered adequate, certainly pending forthcoming single Local Plan review. At that time appropriate to consider different stances to new and established enterprises. Existing criteria should be reviewed as part of the re-consideration of the approach to be taken. Important to consider appropriateness of specific developments in the AONB
Grange-over-Sands Town Council, Grange Parish Neighbourhood Plan Steering Group	Support Option 2

Respondent	Comment
Grange Parish Neighbourhood Plan Steering Group	Applications for 'essential dwellings' in Grange Parish have been for temporary on-site accommodation for caravan park owners/managers. Not clear that this is an essential need or supports sustainability of such a business. New criteria would remove doubt and bring caravan parks into the mainstream of planning
Grange-over-Sands Town Council	Updated criteria should include camping and camp/holiday sites – both the holiday properties and the owners/manager's dwellings

Comments about Conversion of Buildings to Residential use

Respondent	Comment
Grange Parish Neighbourhood Plan Steering Group	Option 2 is most appropriate. Providing the infrastructure to make the buildings habitable without degrading the natural surroundings can damage tourist amenity. NPPF criteria are open to interpretation in every case and there is no 'strong' policy safeguard for woodland which the Neighbourhood Plan aims to protect
Grange-over-Sands Town Council	Support Option 2 is the most appropriate on the assumption that requirements are not reduced from current

Comments about Gypsies and Traveller sites

Respondent	Comment
National Federation of Gypsy Liaison Groups	Neither option 1 nor option 2, in isolation, will meet the policy requirement. A combination of both with a further policy element which sets out criteria to deal with planning applications which may come forward. It need to deal with applications even where no need has been identified, as required by national policy as set out in DCLG's Planning Policy for Traveller Sites (PPTS) – para 10
Grange-over-Sands Town Council	Support Option 2

Comments about Loss of employment sites and premises

Respondent	Comment
Grange Parish Neighbourhood Plan Steering Group	Sustainable Development is not a useful concept unless the details and implications are spelled out (refers to paragraph 4.4 in the Issues and Options Document; this paragraph refers to the NPPF and sustainable development).
Grange-over-Sands Town Council	Support Option 1, most appropriate as it gives the most detail. Grange Neighbourhood Plan should be included
Kendal Futures	Support Option 1
Highways England	Support Option 2, consider that with NPPF, Core Strategy policies CS4 and CS5 and Policy LA1.5 are sufficient alongside a general requirement policy
Cumbria House Builders Group	Option 2 (in part only). No longer rely on Policy E6, but there will be a need for a new policy to take into account NPPF para 22 (no reasonable prospect of a site being used for employment purposes then alternative uses should be considered)

Comments about Tourist accommodation – Caravans, Chalets and Log Cabins and Self-catering accommodation

Respondent	Comment
Grange Parish Neighbourhood Plan Steering Group	Neighbourhood Plan aims to steer tourist accommodation towards caravan and lodge parks and away from second homes and holiday flat rentals in the town centre. Policy T2a is outdated by trends and developments in recent years as new forms of accommodation like holiday timeshares are built and other forms like tent camping fall out of fashion. Current Core Strategy policy silent on what constitutes a 'broad range' of accommodation - and has been insufficient to prevent the loss of tent camping sites in the area. Unclear how Policy T4 would be applied to more recent developments such as timber camping pods and yurts in a rural setting. Current policy doesn't reflect the substantial amount of infrastructure and building involved in a luxury leisure park or campsite, nor the trend to twelve-month occupation
National Trust	Support Option 2

AONB Partnership	Preferred Option 2 with amended/updated criteria. Retention of policies T6 and T7 or similar will be relevant to developments within the setting of the AONB. Any policies to replace T6/T7 (and T8) refer to outside the AONB. There are to be specific policies in the AONB DPD regarding this type of development within the AONB
Grange-over-Sands Town Council	Support Option 2 – Update and amend and incorporate the substance of Policy T6 and T7
AONB Partnership	Wording needs updating to include chalets/lodges/cabins/pods etc. Policies should include criteria on matters such as landscape, local road capacity, wildlife, heritage assets, impact on visual amenity and heritage assets and setting of the AONB. Reference to the AONB should be retained as in T7.
National Trust	More detailed guidance is needed, NPPF only refers to economic development in the abstract and none to tourist accommodation specifically. Intent of Policies T6 and T7 hold good but a review is needed to ensure detailed wording is appropriate in the context of higher level policies and local changes. Necessary to have a tourist accommodation policy in the AONB DPD. Need to be clear relationship between DMDPD policies and AONB policies
Grange-over-Sands Town Council	Criteria to update to include- drainage requirements, biodiversity requirements. Other criteria needed are links to sustainable travel options
AONB Partnership	Comments provided in response to the AONB DPD Issues and Options Consultation are relevant - Appendix C document would need to be reviewed to determine that it is appropriate for the AONB landscape and its setting
National Trust	A review but not simply removal of Appendix C is appropriate
AONB Partnership	Option 2 preferred with amended/updated criteria
Grange-over-Sands Town Council, National Trust	Option 2 preferred
National Trust	More detailed guidance is needed, NPPF refers to economic development in the abstract and none to self-catering accommodation - it provides no local dimension. Policy T4 does require review to ensure detailed wording is appropriate in context of higher level policies and local changes, however, its intent holds good and it does provide the necessary local dimension. Also necessary to ensure there is a policy in the AONB DPD- relationship between any DM DPD policy and that policy needs to be made clear.

AONB Partnership	Existing criteria b, c, d and e should be included in any new policy. Criteria should also include that development should not be detrimental to landscape character and visual amenity. Policy CS1.2 relation to exception allowing new development in the open countryside should not necessarily apply within the AONB as there are other considerations to take into account, specifically impact on landscape character and special qualities of the AONB
Grange-over-Sands Town Council	Local Plan Policy T4 doesn't work and needs updating

Comments about Kendal Town Centre and Canal Head

Respondent	Comment
Cumbria County Council	Respect and understand the value of the emerging Town Centre Masterplan. Consideration needs to be given to whether the spatial outputs of the study should be more effectively dealt within the DPD or through preparation of the next Local Plan. If the former, critical policy development is supported by an appropriate update of the Infrastructure Delivery Plan
Kendal Futures	Option 2 supported
Kendal Futures	Plans should contribute to the vitality of the town centre, reflect the Kendal Masterplan. Canal Head should be seen as part of the town centre, important it remains as employment land, not given over to retail
Kendal Futures	Strong design principle, retaining employment land where appropriate, maximising opportunities for town centre living (above the shops, edge of town centre etc.) to help maintain a vibrant town centre

Comments about Retail and other uses in town centres

Respondent	Comment
Grange Parish Neighbourhood Plan Steering Group	Issue locally about what type and amount of conversion to residence should be allowed in Grange Town Centre. If conversion rights are unrestricted or easily subject to appeal, the town centre vitality could be undermined, particularly through winter. Existing policy in Land Allocations and R8 are unreliable and inadequate
Grange-over-Sands Town Council	Option 1 preferred, criteria could include reference to Neighbourhood Plans
Kendal Futures	Option 1 supported

Comments about Retail and Main Town Centre uses outside of town centres.

Respondent	Comment
Grange-over-Sands Town Council	Option 1 preferred. Criteria should include factors such as noise, traffic, footfall, biodiversity and visual impact. Criteria should be included would be the impact on residents, what sort of residence is adjacent e.g. sheltered accommodation, retirement flats etc.
Kendal Futures	Option 1 supported. Strong a policy as possible set locally. Reduce threshold to 1500 sq. metres and ensure the type of retail offer is considered – convenience and comparison goods
Highways England	Support Option 2, Policy R2 and R5 largely superseded by NPPF and policies in the Land Allocations DPD and Core Strategy

Comments about Hot Food takeaways

Respondent	Comment
Kendal Futures	Option 1 – protect primary shopping areas
Grange-over-Sands Town Council, Grange Parish Neighbourhood Plan Steering Group	Option 2 preferred
Grange Parish Neighbourhood Plan Steering Group	Current policy doesn't control their location or opening hours, nor take into account their impact on the health of residents. The Town Council requested a kebab shop application be conditioned to close between 3.30 and 4.30pm, planning officer felt unable to support this because there was no relevant policy to back it at appeal
Grange-over-Sands Town Council	Criteria should include impact on development and business on residents, health impact of products sold. A definition of 'acceptable limits' should be given. Relevance should be given to the type of adjacent building and demographics of residents
AONB Partnership	Expect specific policies within the AONB DPD to cover Quality Design, Advertisements and Signs, Nature Conservation, Trees and Landscaping and the Historic Environment

Comments about Quality design

Respondent	Comment
Cumbria Constabulary and Police and Crime Commissioner	Reference to Policy S12: Elements of location, layout, landscaping and lighting must each be considered as part of the design of new development. Seek Council support in encouraging all housing providers to achieve Secured by Design certification
Cumbria County Council	Support Option 2 - consolidation of diverse principles in current policy into a single policy supported by a SPD
Cumbria House Builders Group, Grange-over-Sands Town Council, Kendal Futures, National Trust, Grange Parish Neighbourhood Plan Steering Group	Option 2 supported
Home Builders Federation	Support either option 2, but only if appropriate local circumstances justify, or option 3
National Trust	Poor standards of design remain a concern. A local approach that reflects distinctive local character is needed and a local policy to update Policy S2 and the design elements of other saved policies is necessary.
Cumbria House Builders	Consolidate existing policy advice into a limited number of policies to encourage good quality design. Include a specific policy in relation to residential development. If there are density and cost implications, there must be viability considerations
Grange-over-Sands Town Council	Should include explicit design criteria relevant to the immediate area. Should include a SUDs first approach to site design
Grange Parish Neighbourhood Plan Steering Group	For the Neighbourhood Plan a visual preference survey of local residents' housing style tastes was undertaken, and the process could be usefully recommended in new policy to inform local design criteria. Research shows residents are very keen to have locally distinctive housing. There is little design guidance for caravan parks. Some policies which would support the Neighbourhood Plan, include a holistic approach to designing drainage, for caravan parks as well as housing and commercial sites, at the same time as layout, a clear statement of implications of SLDC's Biodiversity Protection Duty and what it means for assessing planning applications, explicit guidance on creating good design in the local context; factors to be recognised
Kendal Futures	Specific design principles to inform a design guide for Kendal
National Trust	Suggestion a new policy is linked to a Design SPD is a good one

Respondent	Comment
Cumbria House Builders Group	An SPD is not needed
Home Builders Federation	Scope of SPD would need to be carefully considered so not to place additional burdens upon development
Grange-over-Sands Town Council	Should include acceptable criteria for low cost housing

Comments about Advertisements and Signs

Respondent	Comment
National Trust	Saved policies need to be updated. Better to update than lose them altogether. Appropriate to review and update three saved policies and Appendix H
Grange-over-Sands Town Council	Support Option 2. New policy should be more easy to read and understandable for the lay person
National Trust	ASCA continues to serve a purpose and therefore appropriate to review - assuming it is 5 or more years since last reviewed.

Comments about Trees and Landscaping

Respondent	Comment
National Trust	Option 2 preferred, saved policies require replacement following suitable review
Cumbria House Builders Group	Option 2 supported, consolidate and refine saved local plan policy
Grange-over-Sands Town Council, The Woodlands Trust	Option 2 preferred
Grange Parish Neighbourhood Plan Steering Group	Neighbourhood Plan approach would be supported by option 2
Cumbria House Builders Group	Support Option a - Incorporate only the requirements of the extant local plan policies into one new policy

Respondent	Comment
The Woodlands Trust	Policy should specify loss of ancient woodland and ancient/veteran trees should be permitted only under wholly exceptional circumstances. Outside of woods not of ancient or veteran category it is good practice to require any tree removed is replaced by at least two others wherever possible. Trees policy should include reference for requirement of significant new planting of trees and woods as part of new development. Including targets for tree planting and/or woodland creation is useful, reference is made to the access to woodland standards
Grange Parish Neighbourhood Plan Steering Group	New policy should include the 2006 Duty to Preserve Biodiversity and spell out the implications of this for tree conservation and management. More explicit policy would ensure the conservation of Grange's character. Trees shouldn't be regarded as ornamental 'amenity' solely.
Grange-over-Sands Town Council	Should include pollinator-friendly planting for new developments, replacement of any trees felled for development with suitable indigenous species. Cross reference should be made to caravan parks and Forestry Commission tree-felling licences

Comments about the Historic Environment

Respondent	Comment
Historic England	DPD should be based on an up-to-date evidence base relating to the historic environment. It is likely there will need to be an assessment of the likelihood of currently unidentified heritage assets including sites of historic and archaeological interest. Evidence gathering can also help to identify parts of a locality that may be worthy of designation as a conservation area and identify assets that are worthy of inclusion in a local list
Cumbria County Council	Whilst the current Local Plan policy framework is considered robust, there is merit in updating its content to better reflect the latest government guidance and to address gaps in coverage
Historic England	The DPD should include specific policies for the historic environment in order to help inform decisions that affect it. Strategic cross boundary issues need to be taken into account

Respondent	Comment
AONB Partnership	The AONB partnership would like to see stronger protection for undesignated heritage assets and their settings. A DM policy specifically addressing the protection of non-designated heritage assets or their setting should be included. Specific policies regarding development affecting the different heritage assets and their settings should be considered. A policy regarding the protection of assets on the local list of buildings and features or local architectural or historic importance within the district and a policy regarding the protection of assets on this list should be considered.
Grange-over-Sands Town Council	Support for Option 2
National Trust	Preferred Option 2. In line with other responses, consider the saved policies require replacement following suitable review.
National Trust	There has been a considerable amount of up-dated guidance in the interim, such as the four HEA Notes issued by Historic England this year; as well as the relevant Case Law in respect of matters such as setting and applying the section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requirements
Grange-over-Sands Town Council	New policy should include a local list of features

Comments about Sustainable drainage systems

Respondent	Comment
Cumbria County Council	Proposal to create a new focused policy concerning sustainable drainage is appropriate, it should link with the new SuDS Design Guide
Grange Parish Neighbourhood Plan Steering Group	Local consultation shows a high priority desire from residents that drainage design and maintenance be made as explicit and regulated as possible. Welcome new policy that marries forthcoming County Council guidance with local requirements, and a holistic approach to designing drainage at the same time as the site layout, not leaving SUDs to be shoehorned in later or left conditioned/approved away from public scrutiny after outline permission is given
Environment Agency	Multiple benefits offered by green infrastructure could be emphasised through clearer links between green infrastructure section and this section

Respondent	Comment
United Utilities	Recommend a policy on sustainable drainage systems is included, the wording should require developments to manage surface water in accord with the hierarchy of drainage options – see response for suggested policy wording
Environment Agency, Grange-over-Sands Town Council, National Trust	Support Option1
Cumbria House Builders Group	Support Option 2. Would be concerned about another tier of policy beyond requirements of Cumbria County Council. Any cost implications would have to be considered in a viability assessment
Kendal Futures	Support Option 2. The national standards in this area is already rigorous, additional policies could encourage businesses to choose other local authority areas
Environment Agency	Should include more explicit reference to wider benefits that above ground, green SUDS can deliver and how wet spaces may be used as recreational spaces for the majority of the time (when not in flood). Links should be made to the GI & Open Space, Coasts and Watercourses and Pollution sections
National Trust	SUDs are an increasingly important way of addressing flood and related issues. Appropriate to have a specific policy and there is a case for early work on it to be led by the Council in co-operation with the Environment Agency. Key issues for consideration include potential benefits of related wider water environment works such as river restoration, and the need to ensure there are mechanisms available for long term safeguarding and maintenance of infrastructure
Grange-over-Sands Town Council	Should include local information, local rainfall statistics, local ground and geology information, integration of SUDS-first design

Comments about Coasts and Watercourses

Respondent	Comment
Cumbria County Council	Preparation of DPD presents an opportunity to update policy detailing how individual development may be assessed. Critical for any policy refresh to allow fullest possible consideration of proposals and the development of policy wording should be undertaken in close consultation with relevant stakeholders
Environment Agency	Multiple benefits offered by green infrastructure could be emphasised through clearer links between green infrastructure section and this section

Respondent	Comment
AONB Partnership	Anticipate there will be a specific policy within the AONB DPD relating to coastal development. The coast to the north and south of the AONB, and across the estuary, forms part of the setting of the AONB. Impacts of development on the coastal setting of the AONB must be considered in any wider coastal policies. Management of development should be guided by the Arnside and Silverdale AONB Landscape and Seascape Character Assessment as well as the Cumbria Landscape Character Guidance and Toolkit with recognition of the distinctive characteristics identified in the Landscape and Seascape Character Types and Character Areas. DPD needs to acknowledge that the AONB coast is highly sensitive to development, integrated coastal zone management is essential
Canal & River Trust	Need to ensure planning policies at all levels, acknowledge and support the multifunctional roles of canals, rivers and docks in terms of being a form of strategic and local infrastructure with multiple functions, their roles in improving the physical environment, contribution to climate change, public benefits, support future development, protect their heritage, environmental and creational value and to safeguard them against inappropriate development, secure long-term sustainability on inland waterway network, their corridors and adjoining communities.
Environment Agency, Grange-over-Sands Town Council, National Trust	Options 2 preferred
AONB Partnership	Option 2 preferred - new policy. Provisions of saved local plan policies particularly C24 should also consider the impact of development on water quality
Environment Agency	Should include criteria for determining applications in coastal and river margins. Welcome opportunity to work with SLDC in developing these
Environment Agency	Commentary provided in relation to Saved Policy C23 and C24. Policy C23 should include insertion of wording 'access for maintenance or improvement'. Policy C24 should include insertion of wording 'which requires the extensive or <u>unnecessary</u> culverting of watercourses etc.
National Trust	Additional work is required. The saved policies need to be reviewed and up-dated, and consider it is essential that additional policy advice is provided in respect of the determination of applications in coastal and/or river margins
Grange-over-Sands Town Council	Support for both a and b options

Comments about Pollution

Respondent	Comment
Environment Agency	Multiple benefits offered by green infrastructure could be emphasised through clearer links between green infrastructure section and this section
Natural England	Expect plan to address impacts of air quality on the natural environment. It should address the traffic impacts associated with new development, particularly where this impacts on European sites and SSSIs
AONB Partnership	Noise and light pollution can have a detrimental impact on tranquillity and dark skies, it is expected these issues will be considered within the AONB DPD.
Environment Agency, United Utilities, Grange-over-Sands Town Council, National Trust	Support Option 1
Cumbria House Builders Group	Support for Option 2.
Highways England	Support Option 2, pollution control regimes are governed largely by legislation outside of the planning process. Core Strategy policy and a general requirement policy would be sufficient
National Trust	Appropriate to introduce requirements for assessments and mitigation measures in accordance with suggested options, in areas known to have air quality issues at present - could also apply to dust and light pollution
Environment Agency	Recommend inclusion of a new policy that encourages, wherever possible, the inclusion of above-ground green SUDs for the role it can provide in improving the quality of surface-water run-off. Links should be made to the GI & Open Space, Coasts and Watercourses and SUDS sections. Commentary provided in relation to Saved Policy CS8.5. It should include insertion of wording 'protect and improve'... This reflects the aim of the Water Framework Directive.
United Utilities	Support a new policy that provides more detailed requirements to mitigate and reduce levels of pollution from a development. Recommend wording as part of the policy (see comments), refers to need to demonstrate through submission of appropriate impact assessment that development of sensitive uses next to sources of pollution won't cause detrimental impact on future residential amenity. Specific reference is made to development near waste water treatment works, appropriate buffer should be included

Respondent	Comment
AONB Partnership	Policy to mitigate and reduce levels of pollution seems a good idea
Grange-over-Sands Town Council	New policy should be for traffic in all town centres, not just Kendal

Comments about Green infrastructure and Open Space

Respondent	Comment
AONB Partnership	Expect there to be specific policies within the AONB DPD to cover Green Infrastructure and Open Space, Equestrian Development, Renewable Energy and Telecommunications
Environment Agency	Strategic approach provides an opportunity to better highlight the multiple benefits ' ecosystem services' that green infrastructure can deliver
Natural England	Encourage the provision of green infrastructure to be included within a specific policy in the plan or alternatively integrated into relevant other policies, for example biodiversity, green space, flood risk, climate change, reflecting the multifunctional benefits of green infrastructure
Ramblers Association	Need to emphasise the value of footpaths in the countryside providing green corridors and linkages through infrastructure.
National Trust	Option 1 preferred. Provided work on the single Local Plan is not too far into the future it is considered that the existing policy base may be adequate in the interim. However, it is an area where additional and more up to date policy advice will be needed.
Cumbria House Builders Group, Environment Agency, Grange-over-Sands Town Council	Support for Option 2
Sport England	Support Option 2 Paragraphs 73 and 74 place a slightly different requirement on Council's than previous PPG17 guidance on which the saved policies are based
Cumbria House Builders Group	Core Strategy doesn't provide clear guidance on open space requirements within new developments
National Trust	Study necessary to inform proposed combined local plan

Respondent	Comment
Cumbria House Builders Group, Environment Agency, Grange-over-Sands Town Council	Needs to be informed by a new Open Space, Sports and Recreation Study produced now
Sport England	Need to have an up to date and robust needs assessment. A combined Open Spaces, Sports and Recreation Study is not appropriate for playing pitches
Ramblers Association	Should be a Green Infrastructure Planning Document incorporated within the combined local plan
Sport England	Support a Green Infrastructure SPD, would need to be informed by an evidence base that would take 12 months to complete, so couldn't be prepared at this stage. The playing Pitch Strategy and Indoor/Outdoor Sports will result in a site specific action plan that can be used to help develop appropriate developer contributions – and updated annually which means any developer contribution formula and process can be contained within the SPD and easily amended to reflect actual needs than if it was embodied in a Local Plan policy
Cumbria House Builders Group	Don't need to produce a Green Infrastructure SPD
National Trust	SPD necessary to inform proposed combined local plan
Environment Agency	A new Green Infrastructure SPD is recommended. Recommend an 'ecosystem services' assessment as part of the development of the SPD, and the County Council's (in preparation) SUDS design guide
Grange-over-Sands Town Council	SPD should be supported at this stage, need to be explicit about economic values of green infrastructure

Comments about Equestrian development

Respondent	Comment
National Trust	Should bring forward and update Policy L9 and have regard to newer evidence and advice, such as the British Horse Society's guidance on Pasture Management, April 2015, including advice on minimum land requirements. A clear differentiation between geographic areas with especially high standards in terms of avoiding adverse landscape character impacts being employed in the AONB.

Respondent	Comment
AONB Partnership	Expect there to be specific policies within the AONB DPD to cover Green Infrastructure and Open Space, Equestrian Development, Renewable Energy and Telecommunications

Comments about community facilities

Respondent	Comment
Cumbria County Council	Considered Core Strategy provides suitable safeguards to community facilities and on balance unnecessary to apply further restrictions within the larger towns. No clear evidence or policy driver for such a step, effect of doing so could be to stifle otherwise innovative proposals that facilitate the evolution of service provision, creation of jobs and meeting the needs of the market
Theatres Trust	Recommend an updated policy - see comments for suggested text. Also should include criteria for encouraging the provision of new facilities to serve the growing population in the District. Recommend a description for the term 'cultural and community facilities' is provided in the Glossary
Sport England	Option 2 supported, paragraph 73 and 74 of NPPF include buildings used for sport and recreation purposes fall within the definition of community facilities
AONB Partnership	Option 2 preferred- a new policy with amended/updated criteria
Grange-over-Sands Town Council	Option 2 supported
Grange-over-Sands Town Council	Option A apply district-wide
AONB Partnership	Would like to see wording of policy H13 either retained or included within a new wider policy to include change of use of any type of community facility to any use. The specific wording of H13 may be particularly relevant to the rural nature of the AONB and its settlements and could be considered to be included in the AONB DPD
Sport England	Option B apply to all community facilities is suggested

Comments about Renewable and Low Carbon energy

Respondent	Comment
Network Rail	Strongly recommend a policy is included to ensure that any solar farms proposed within the LPA area are submitted with a Glint and Glare Report which should assess the proposal's impact upon any railway infrastructure
AONB Partnership	Expect there to be specific policies within the AONB DPD regarding renewable and low carbon energy.
Network Rail	Consideration of wind turbines or wind farms should look at the impact upon any railways in the area
RWE Innogy UK Ltd	Support Option 2. Option 1 and 3 not appropriate as they don't meet the WMS/PPG tests with regard to Onshore Wind Development unless the Wind Energy SPD is updated to include identification of suitable area. An SPD may be appropriate if necessary.
Grange-over-Sands Town Council, National Trust	Support Option 2
AONB Partnership	Option 2 preferred. Any new policy should account for new technologies now and into the future.
Kendal Futures	Support Option 3. National standards are already rigorous, introduction of local policies could encourage business to choose other local authority areas
National Trust	Appropriate to review. A case for utilising best practice to inform SLDC specific policies. A distinct approach is warranted in the AONB and its setting
RWE Innogy UK Ltd	An overarching policy on renewable and low carbon energy development to include criteria generic to all types of project and associated infrastructure/grid connections; together with specific policies with distinct criteria applying to different projects. The specific policy for onshore wind should address the WMS requirement - reference to allocated suitable areas, they should include areas already with wind energy planning permissions.

Respondent	Comment
AONB Partnership	Policy should mention need to avoid significant harmful effects on protected landscapes - Policy CS7.7 doesn't do this. Renewable energy has potential to harm the setting and special qualities including views into and out of the AONB and this should be included as criteria in any new policy. Support retention of criterion b in Policy C26 - this should be applied to any technology not just wind energy proposals and must be included in any new policy or policies. Other criteria in C26 should be retained to conserve special qualities of AONB c, f, g and h - these should apply to any technology not just wind energy proposals. Criterion g refers to cumulative effects of a proposal and it is crucial this criterion is retained in any new policy, but wording should be amended to include cumulative effects of all types of renewable energy schemes and no significant adverse impact on the AONB, its setting and views into and out of AONB. Request LVIA to be prepared in support of these development. Cumulative impact of Vertical Infrastructure Assessment and Guidance should be used in the assessment of wind energy and similar applications
Grange-over-Sands Town Council	New policy should make provision for regular updating

Comments about Telecommunications and Broadband provision

Respondent	Comment
Cumbria County Council	Consider the policy should seek the broadband connectivity of new developments, moreover policy should look to support the delivery of that infrastructure needed to achieve enhanced/ 4G mobile connectivity
AONB Partnership	Expect there to be specific policies in the AONB DPD regarding telecommunications. However the South Lakeland DM DPD should ensure through appropriate policy that such development does not adversely affect the AONB and its setting
Grange-over-Sands Town Council, National Trust	Preferred Option 2
National Trust	New policy needs to up-date existing saved policies in the light of technological improvements and in particular ensure that suitably tight controls are in place in respect of developments that would impact upon special places such as the AONB
Grange-over-Sands Town Council	New policy should incorporate new technologies and include provision for providing and concealing cell phone masts

Respondent	Comment
AONB Partnership	Expect there to be specific policies within the AONB DPD regarding sustainable travel

Comments about Sustainable travel and access, protection and creation of recreation routes

Respondent	Comment
Cumbria County Council	Consider development of the DPD is an opportunity to bolster principles of providing better sustainable travel options through a new policy. Policy should be clear that development needs to enhance sustainable travel routes both on and off site with the aim of creating integrated and effective networks. Policy should ensure that provision would meet the requirements of those with reduced mobility
Canal & River Trust	Need to retain a separate policy relating to the Kendal-Lancaster Canal, it should not only protect the line of the Canal by ensuring development does not prevent or impede its future restoration but it should also maximise opportunities for its enhancement and wider public use, including its potential source of green infrastructure/open space/heritage asset, so not just seen as a recreational route
Grange-over-Sands Town Council	Support Option 2
AONB Partnership	Would like to see wording of L10 retained but amended to include visual amenity as an additional criterion. Consider the development of pedestrian and cycle access across the Arnside Viaduct and the England Coast Path will also need to be considered here
Grange-over-Sands Town Council	New policy should incorporate provision of cycleways and footpaths and the creation of footpaths to link to public transport

Comments about parking provision

Respondent	Comment
Cumbria County Council	Preferential existing policy approach is not revised given that they provide the Local Plan with the flexibility to respond to changing requirements that may emerge through any future revision County Council parking standards/policy "Parking Guidelines in Cumbria" which are currently being used
Grange-over-Sands Town Council	Option 2 preferred

Respondent	Comment
Kendal Futures	Option 2 supported
Highways England	Support option 3. Criteria for parking standards is embedded in the NPPF and Core Strategy
Grange-over-Sands Town Council	New policy should be realistic about the numbers of cars per house and make provision for cycle parking
Kendal Futures	Like to see local parking standards adopted with a flexible approach, supportive of initiatives which encourage town centre living to ensure a vibrant town centre. Protection and provision of town centre parking is vital with a focus on cheaper, long stay options on the outskirts of town for local employees to ensure central spaces are available for shoppers and visitors who will impact the local economy

Appendix 2: Summary of comments made on the Draft SA Scoping Report.

Respondent	Section	Council Response
Highways England – General Issues	General Issues	Consider the approach to SA and the methodology to be used for the appraisal seems appropriate and proportionate
Natural England	A1 Context Review	Would expect biodiversity and geodiversity, soils, priority habitats, ecological networks, protected species to be covered under the heading of the natural environment. Not helpful to group natural and built heritage under this heading as it seems to focus more on the 'built'. Preferable to have a separate section on conserving, protecting and enhancing the natural environment
Historic England	A1 Context Review	Historic environment specialists should be engaged in the preparation of the SEA
Historic England	A1 Context Review	The scoping report should identify what strategic or cross-boundary heritage issues are important for the plan area
Swift Conservation Project – Swifts in the Community	A1 Context Review	Quality Environment and Quality Design Theme objectives/aims/implications would seem to cover the need to consider urban diversity.
Cumbria House Builders Group	A2 Establishing the Baseline - Housing	Should be more expansive and not just refer to housing completions over the last two years
Cumbria House Builders Group	A3 Identifying Sustainability Issues and Problems: Housing	House Price : Income Ratio is affected by the significant number of retired people living in owner occupied dwellings without a mortgage
Swift Conservation Project – Swifts in the Community	A3 Identifying Sustainability Issues and Problems: Quality Environment/Design Section	Should mention the vulnerability of urban species due to unsympathetic development and inadequate long term provision for certain species in new developments.

Swift Conservation Project - Swifts in the Community	A4 Sustainability Assessment Framework	EN1 could be said to include appropriate provision for Urban Diversity but there is no specific mention of it as part of the scope. EN2 and EN3 likewise should mention urban diversity specific issues explicitly
Cumbria House Builders Group	SP3 To provide everyone with a decent home	Should be asking will the policy limit the actual provision of new housing to meet Core Strategy housing targets
Cumbria House Builders Group	Appendix 2: Indicators and Baseline Data - Housing	No indicator that refers to net housing completions in totality. Must be a target to meet CS housing requirements. No indicator that refers to net housing completions by settlement type i.e. Principal, Key and Local Service Centres

Appendix 3: Issues and Options Consultation Response Form



Development Management Policies Development Plan Document (DPD): Issues and Options Consultation

Consultation Response Form



How to make comments

You will need to consider the Development Management Policies DPD Issues and Options Discussion Paper (Nov 2015) and associated SA Scoping Report before making your response. This document and associated information can be viewed on the council's website:

www.southlakeland.gov.uk as well as at local libraries and council offices at South Lakeland House, Kendal and Coronation Hall, Ulverston.

You only need to fill out one copy of your contact details. However, **please fill in a separate response form for each 'Policy Area' you wish to comment on.** Please indicate in the box provided on the contact details form the total number of pages in your response.

To assist us in processing the responses in a resource efficient way, we encourage you to make your comments electronically at:

<http://applications.southlakeland.gov.uk/ldfconsultation/>

Alternatively, you can complete this form and email it to: developmentplans@southlakeland.gov.uk or post it to:

Development Plans Manager
South Lakeland District Council
South Lakeland House
Lowther Street
Kendal, Cumbria
LA9 4QD

If you require additional copies of the form, please call: **01539 793388** or email:

developmentplans@southlakeland.gov.uk

You can also pick one up from the council's offices and local libraries.

Please ensure that your comments reach us by 5pm on **Friday 18 December 2015.**

Your contact details and privacy

Anonymous comments will not be accepted. Please note that comments cannot be treated as confidential and will be made available for public inspection. Your submitted comments will be used to help inform the preparation of the Development Management Policies DPD. Contact details submitted electronically will not be available to view by the public. Signatures and private addresses will not be made public.

Any data that you supply will be held in accordance with the Data Protection Act 1998.

Any questions

If you need help to complete the response form or require any further information regarding this consultation, our Development Plans team will be pleased to advise.

Contact details

Tel: **01539 793388**

Email: developmentplans@southlakeland.gov.uk

Your contact details

Your details

Organisation:	
Name:	
Address:	
Postcode:	
Telephone:	
Email*:	

Your agent's details (if you have one)

Organisation:	
Name:	
Address:	
Postcode:	
Telephone:	
Email*:	

***We aim to minimise the amount of paper printed and sent out. Therefore, please provide an email address if you have one - where an email address is supplied, future contact will be made electronically.**

This response contains <input type="text"/> pages including this one (please indicate).

If you have any questions, or wish to be removed from our consultation database, please call the Development Plans team on tel: **01539 793388**.

Completed forms can be sent to:

Email: developmentplans@southlakeland.gov.uk

By post to:

**Development Plans Manager
South Lakeland District Council
South Lakeland House
Lowther Street
Kendal
Cumbria LA9 4DQ**



Consultation Response Form

Your comments

About Development Management Policies DPD Issues and Options Discussion Paper

Please complete a separate sheet for each 'Policy Area' you wish to comment on and, if appropriate, give the question number you are commenting on.

Please indicate which policy area your response relates to:

Policy area	Tick (✓) as appropriate
General Requirements	
Housing	
Economy, Town Centres and Tourism	
Quality Environment and Quality Design	
Sustainable Communities and Health & Wellbeing	
Sustainable Travel and Access	

Please make your comments below on the 'Policy Area' you have selected. Where appropriate, make reference to:

- the Topic you are referring to;
- your preferred Option, and;
- the question number asked in the Discussion Paper

Topic Area:	
Preferred Option:	
Question Number referred to:	

Your comments

(continue on a separate sheet if required)

Are there any other topics you think we have missed? You may wish to refer to Section 8 of the Discussion Paper 'Other Saved Local Plan Policies'.

(continue on a separate sheet if required)

Are there any other topics you think we have missed? You may wish to refer to Section 8 of the Discussion Paper 'Other Saved Local Plan Policies'.

(continue on a separate sheet if required)



Consultation Response Form

Please provide any other comments you wish to make in the box below:

(continue on a separate sheet if required)

Thank you for your views and suggestions.

We would be grateful if you could complete and return the Equalities Monitoring Form below.



About You

Development Management Policies DPD Issues and Options Consultation

Please only complete this section if you are responding as an individual. Collecting, analysing and using this information allows us to meet our commitments to different groups of customers. Please feel free to leave questions that you do not wish to answer. All of the information gathered for equalities monitoring is confidential and once received will be separated from your contact details and consultation response.

Are you:	Male <input type="checkbox"/>	Female <input type="checkbox"/>	Prefer not to say <input type="checkbox"/>
16 and under <input type="checkbox"/>	17-25 <input type="checkbox"/>	26-35 <input type="checkbox"/>	36-50 <input type="checkbox"/>
51-65 <input type="checkbox"/>	66-80 <input type="checkbox"/>	Over 80 <input type="checkbox"/>	Prefer not to say <input type="checkbox"/>
Did you attend a drop-in event as part of this consultation?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Prefer not to say <input type="checkbox"/>
How did you find out about the consultation?			
Do you have a limiting disability or health issue?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Prefer not to say <input type="checkbox"/>



Please return this form to:

**Development Plans Manager
South Lakeland District Council
South Lakeland House
Lowther Street
Kendal
Cumbria
LA9 4DQ**

If you would like a copy of this document in another format such as large print, Braille, audio or in a different language, please call **01539 733333** or email **customer.services@[southlakeland.gov.uk](mailto:customer.services@southlakeland.gov.uk)**



Appendix 4: Summary of Comments Made on the Draft Development Management Policies DPD

This appendix summarises the comments made in response to the Draft Development Management Policies DPD consultation. It also explains how the main issues raised have been taken into account in preparing the DPD.

Part of Document	Response	Council Response
Whole	General concern that further prescriptive policy will not encourage increased housing provision. Unintended consequence of the cumulative impact of proposed new set of policies is likely to be reduced levels of affordable housing provision. (Cumbria House Builders Group)	A balanced approach needs to be struck – policies will be applied on a case-by-case basis as appropriate to the proposal under consideration. However, the policies need to have a certain degree of prescriptiveness in order to make clear what would and would not be accepted in order to meet wider strategic planning objectives and principles. Policies also need to be applied on a consistent basis as far as possible.
Whole	Would encourage more flexibility, policies as worded extremely prescriptive. (Cumbria House Builders Group)	A balanced approach needs to be struck – policies will be applied on a case-by-case basis as appropriate to the proposal under consideration. However, the policies need to have a certain degree of prescriptiveness in order to make clear what would and would not be accepted in order to meet wider strategic planning objectives and principles. Policies also need to be applied on a consistent basis as far as possible.
Whole	Recommend review of the volume of words being repetitive, eliminate jargon e.g. 'inclusiveness' and 'project level HRA' in Policy DM1 (Ashton Planning)	Noted. Reference to project level HRA has been deleted in Draft Policy DM1

Part of Document	Response	Council Response
Whole	Cannot comment (Lower Holker Parish Council)	Noted.
Whole	Unable to comment until Community Led Plan is complete (Helsington Parish Council)	Noted.
Whole	No comment (Coal Authority)	Noted.
Whole	No significant cross boundary issues that are likely to be of interest to the County Council (North Yorkshire County Council)	Noted.
Whole	Welcome the policy, support policies within, feel some areas could be more positive (Kendal Town Council)	Noted.
Whole	Felt the consultation document difficult to translate to relevance to the Parish Council at this stage. However, happy with the policies as an appropriate basis on which to consider planning applications (Aldingham Parish Council)	Noted.
Whole	Considered the potential development sites within our Network Distribution Area and conclude that they could have an impact on our infrastructure (Electricity Northwest)	Noted. The DPD is not proposing any development sites.
Whole	DPD should give higher priority given to Sport and Physical Activity and reflect how the development management policies can help promote sport and physical activity as a core theme throughout the Plan. Should reflect the following strategies and guidance "Sporting Future: A New Strategy for an Active Nation", 'Towards an Active Nation', 'Economic Value of Sport - Local Model' and 'Active design' guidance, which helps planners, developers etc. to incorporate key principles into new development.	The DMDPD supports protection of existing community facilities including sports facilities in policy DM17. It also supports delivery of green infrastructure (DM4), and measures that increase active travel (DM10) and promote safe attractive layouts (DM1 and DM2) that may aid promotion of physical activity. We consider the DPD provides sufficient coverage in this respect, but will consider scope for including additional text to cover this issue as appropriate. The Core

Part of Document	Response	Council Response
	<p>There is a significant policy gap in relation to sport and physical activity within both the adopted Core Strategy policies and the proposed DPD policies.</p> <p>SLDC's Open Space Sport and Recreation Study is out of date and a new Needs Assessment should be undertaken prior to the submission of this DPD. Playing Pitch Strategy and Indoor/Outdoor Sports strategy also needed. (Sport England)</p>	<p>Strategy provides an overarching set of policies including objectives to promote health and wellbeing. The Council will ensure priority is given to Sport and Physical Activity in preparing the next single Local Plan.</p>
<p>Relevant policies – bullet pointed requirements</p>	<p>All bullet pointed requirements should have the caveat referred to above i.e. where appropriate, practicable, achievable and viable. (Cumbria House Builders Group)</p>	<p>It is acknowledged that policy requirements will need to be applied as appropriate, and that factors such as practicality, achievability and viability will be taken into account when assessing any development proposal against policy criteria as appropriate, however, not appropriate to include wording in the policy.</p>
<p>Relevant policies – reference to Landscape and Visual Impact Assessment</p>	<p>Suggest where there is a requirement for Landscape and Visual Impact Assessment are clearly defined within the document, including where there may be a landscape or visual amenity impact on a protected landscape (Natural England)</p>	<p>The Council's validation checklist, identifies when a planning application needs to be accompanied by a Landscape and Visual Assessment. It specifies development which may have a <u>significant</u> landscape or visual impact will be required to have a landscape and visual assessment.</p> <p>In the supporting text to Policy DM2 additional text to say the Council will use Landscape and visual impact assessment to inform the degree to which proposals comply with the policy.</p>
<p>General – reference to landscape, visual amenity and environment</p>	<p>Suggest that landscape, visual amenity and environment is addressed in a consistent way through all policy areas. It should be comprehensively dealt with under DM1 and DM2, giving clarity that the requirement</p>	<p>These are identified as core principles in NPPF – contribute to conserving and enhancing the natural environment. Core Strategy CS1.1 states there is a need to take account of and enhance</p>

Part of Document	Response	Council Response
	to protect and enhance landscape and the natural environment apply to all development, and reduce need to replicate information in subsequent policy areas, unless a particular additional criteria applies (Natural England)	landscape character. Policies CS8.2 and CS8.4 specify proposals for development should be informed by, and be sympathetic to the distinctive landscape types of the district and protect and enhance and restore the biodiversity and geodiversity value of land and buildings. Policy DM1 now includes reference to ensuring the protection and enhancement of the District's natural environment qualities and its distinctive landscapes and townscapes, including their public visual amenities through good design.
General	Could a map show the boundaries of the National Park to ensure the area for the policies is clear, or at least provide a link or a location where these can be checked? (Ashton Planning)	Noted.
General	Planning documents for areas with a coastal influence may wish to make reference to the MMO's licensing requirements and any relevant marine plans to ensure that necessary regulations are adhered to. For marine and coastal areas where a marine plan is not currently in place, advise local authorities to refer to the Marine Policy Statement for guidance on any planning activity that includes a section of coastline or tidal river (Marine Management Organisation)	Noted
General	Pleased with the draft proposals. They will bring clarity and consistency. One coherent set is more transparent and user-friendly for the public. (Grange Town Council)	Noted

Part of Document	Response	Council Response
General	Helpful to have a better explanation in the DPD of how the policies link to the policies in the Core Strategy (Cumbria County Council)	Noted.
General	As the policies in the DMDPD apply to the AONB it is crucial that, where relevant, these policies take into account the AONB designation. It is also important to acknowledge that all policies within the DMDPD will apply to areas in South Lakeland that form the setting of the AONB. Documents need to work together to ensure the conservation and enhancement of the AONB (AONB Partnership)	Noted. This is acknowledged in Policy DM1 requirement 8 and expanded upon in supporting text in introductory text
General	Need to consider use of the term “where possible” and “where appropriate” carefully and in correct context (Overview and Scrutiny Committee)	Noted.
General – Viability Evidence Base	DMDPD cannot be progressed until the viability implications are understood. Surprising a full viability assessment has not been undertaken. (Cumbria House Builders Group)	A Viability Study is being prepared in support of the Publication DPD
General – Viability Evidence Base	Need to provide a comprehensive evidence base, including updated viability study (Home Builders Federation)	See above
Process	Less than satisfactory time to consult (run-up to Christmas and across Christmas and new year) (Valerie Kennedy)	The Council extended the required 6 week period to 8 weeks to take account of the holiday period. In addition the Council has accepted late responses, on request.
Introduction Paragraph 1.2	Needs more detailed reference to the AONB and the AONB DPD acknowledging designation and its special qualities. Explanation of landscape capacity-led approach being taken in the AONB DPD is needed, as	Considered Introduction provides sufficient commentary in this respect.

Part of Document	Response	Council Response
	well as a more detailed explanation of how the AONB DPD and DM DPD work together (AONB Partnership)	
Introduction Paragraph 1.6	Would expect the impact may be much more than modest on some sites bearing in mind the Kendal Flood Investigation Report Flood Event 5-6 December 2015 and suggest wording is modified (Kendal Town Council)	Noted.
Introduction Paragraph 1.8	More detailed explanation needed regarding how the DM policies and the AONB DPD policies are to be applied, including identification of the bespoke policies for the AONB (AONB Partnership)	Change made additional text included in supporting text 'General policies in the DMDPD documents will come first, and are written to cover the whole district. Then the AONB DPD policies are considered, and a DM officer would take both together in considering a planning application'.
Policy DM1 – General Requirements for all development Whole	To ensure the policy is workable it is important various criteria are only applied where appropriate, practicable, achievable and economically viable. Without such flexibility appropriate developments are unlikely to come forward. (Home Builders Federation)	Noted. Publication DPD makes clear in introductory text that in applying policy DM1 it can be applied to many different forms of development across many different settings, whilst acknowledging they may not all be relevant to all scenarios and places. However, the policy will be applied to all development proposals as appropriate to local circumstances.
Policy DM1 – General Requirements for all development Whole	Support, needs to be accompanied by clear mandatory guidance about the methodology used when undertaking development site sustainability assessments (Valerie Kennedy)	<i>Noted.</i> Policy will be used to help inform how we undertake site assessments in new Local Plan.
Policy DM1 – General Requirements for all development	Object to policy, not compliant with provisions of NPPF para 99-103. Policy doesn't do enough to control and if	Change made Policy DM6 has been amended to ensure it is NPPF compliant

Part of Document	Response	Council Response
Whole	<p>necessary refuse developments that cause flooding off site in flood sensitive areas, for example Kendal.</p> <p>Policy does not attempt to require development to leave areas that naturally currently provide a flood storage facility, or make a positive contribution to a flooding problem area, or reduce the causes or impacts of flooding as required by NPPF</p> <p>(NE Kendal Flood Action Group)</p>	
Policy DM1 – General Requirements for all development General	<p>It needs to be made clear what policies are to be replaced by Policy DM1. (Cumbria House Builders Group)</p>	<p>Appendix 3 sets out which policies or aspects of which will be replaced by Policy DM1.</p>
Policy DM1 – General Requirements for all development General	<p>The creation of a single policy setting out the broad strategic expectations from individual developments is supported and should simplify decision making, providing a clear template against which each application can be considered. However, would like to see clearer recognition of the role of developer contributions in development proposals and this should be set out in the reasoned justification – proposed change to read:</p> <p>“Developer contributions can play a vital role in funding infrastructure provision needed by the local community” (Cumbria County Council)</p>	<p>Change made – additional paragraph / text included in supporting text in main changes to Draft DMDPD consultation document.</p>
DM1 General requirements	<p>Is a cross reference to developer contributions needed – include in reasoned justification (Workshop)</p>	<p>Change made – additional paragraph included that makes reference to role of developer contributions in supporting text (paragraph 2.1.4)</p>

Part of Document	Response	Council Response
		in main changes to Draft DMDPD consultation document
DM1 General requirements	Some need for re-wording, consider use of terminology such as where possible/ where practicable/where appropriate (workshop)	Noted.
DM1 General requirements	Sustainability and acknowledgement of climate change should be at forefront of policy (workshop)	Noted. See below.
Policy DM1 – General Requirements for all development General	Considered sustainable, and general support for each point, however need to consider that some points are more relevant than others dependent on the site that is being delivered. Critical that each site is considered on its own merits and that this is reflected in policy (Persimmon Homes Lancashire)	Change made. Additional text added to supporting text paragraph 2.1.2 in main changes to Draft DMDPD consultation document which recognises there may be elements of the policy that are not relevant to all development proposal scenarios.
Policy DM1 – General Requirements for all development General	Amend to include an explicit reference to all development contributing to the achievement of sustainable development, to protect and enhance the environment through the prudent use of natural resources, ensuring waste is minimised and pollution is avoided. Recommend it also refers to mitigating and adapting to climate change impacts. (Environment Agency)	No Change. Core Strategy Policy CS1.1 principle 1 would still apply and also Policy CS8.9 with reference to minimising waste –to avoid repeating Core Strategy and also National policy (NPPF paragraph 99), not considered appropriate. Policy DM2 principle 9 includes reference to climate change impacts.
Policy DM1 – General Requirements for all development General	Biodiversity needs a stronger emphasis and should be specified in overall purpose of policy. Biodiversity is central to sustainability (e.g. pollination), promoting it is a legal requirement for Councils, and not enough weight is placed on it in development proposals.	No Change. It is considered biodiversity is covered under 'environment' and within requirement 6.

Part of Document	Response	Council Response
	Without explicit reference it will be overlooked. (Grange Town Council)	
Policy DM1 – General Requirements for all development General	Should explain relationship to Neighbourhood Plans and requirement to refer to them in decisions. (Grange Town Council)	No Change. Not appropriate to explain relationship with the Policy. More appropriate to explain in introductory text – as appears in document.
Policy DM1 – General Requirements for all development General	Policy needs to be explicit that ‘development’ applies to all development, including proposals affecting existing development and properties – seems to be written with new residential estates in mind. Some policies can be so location-sensitive (drainage, contamination) that every individual property has an impact. (Grange Town Council)	Noted. Policy will be applied to all forms of new development.
Policy DM1 – General Requirements for all development General	Supported, in particular sections 2, 3 and 7 & 8 – these scored highly in the Community Led Plan survey responses. In support of section 5; clear majority of respondents to the survey raised concerns about traffic volume and speed and safety. Section 6 is important in a parish where there is little main drainage (Helsington Parish Council)	Comments welcomed
Policy DM1 – General Requirements for all development General	Expand policy and Reasoned Justification to integrate the 10 key principles of ‘Active Design’ to create opportunities for Physical Activity to accord with NPPF and help implement Sport England objectives (Sport England)	No Change to Policy DM1. Some of these principles such as active buildings, walkable communities and connected walking and cycling routes are embedded within existing Core Strategy policy and notably the proposed High Quality Design policy. Changes made to Policy DM2, inclusion in main changes to Draft DMDPD policy DM2 consultation document, principle 3 reference to promoting active travel (walking and cycling) over other modes of transport.

Part of Document	Response	Council Response
Policy DM1 – General Requirements for all development Opening clause	The verb ‘must’ is too prescriptive, given the tone of the NPPF & NPPG. ‘Should’ throughout would be more user friendly and engender constructive negotiation of proposals including that vital creativity for designers (Ashton Planning)	No Change, however amendment made to Publication DPD policy.
Policy DM1 – General Requirements for all development Opening clause	Similarly the verb ‘and’ could also be interpreted as too controlling rather than for management of development. Suggest opening clause could include ‘as appropriate’ (Ashton Planning)	No Change
Policy DM1 – General Requirements for all development Opening clause	If the opening clause of Policy DM1 is mandatory, should it not be emboldened text? (Ashton Planning)	No Change
DM1 General requirements Requirement 1	The word ‘outlook’ could easily be interpreted as ‘view’ which is not protected under planning law (Workshop)	Change made. Reference to outlook deleted in main changes to Draft DMDPD policy DM1 consultation document
Policy DM1 – General Requirements for all development Requirement 1	What does acceptable levels of amenity, privacy and outlook of existing neighbouring and future residents actually mean in practice. (Lower Allithwaite Parish Council)	Noted. Will very much depend on the individual circumstances in context of the type of proposal and its location impacts. Design SPD provides opportunity to define these.
Policy DM1 – General Requirements for all development	Delete words "and as far as possible should enhance its surroundings". These are words that will be used to counter every residential proposal. (Cumbria House Builders Group)	Change made to main changes to Draft DMDPD policy DM1 consultation document – wording deleted.

Part of Document	Response	Council Response
Requirement 2		
DM1 General requirements Requirement 2	Questions whether protecting 'local character' limits innovative design (Workshop)	Noted. The policy is seeking to ensure proposals respond appropriately to the local and settlement character, this does not imply innovative design would not be supported in principle.
Policy DM1 – General Requirements for all development Requirement 2	Delete 'as far as possible' – it's a get-out clause that is an invitation to bend the rules, produces conflict, puts pressure on DM to arbitrate. (Grange Town Council)	Change made. Reference to 'as far as possible' deleted from main changes to Draft DM DPD consultation document.
Policy DM1 – General Requirements for all development Requirement 2	Concerned about use of 'as far as possible'. Not sufficiently clear or positive about what is acceptable. Consider it should be removed and the balance with other factors explored when discussing the development proposal. Unless guidance is also provided they will have too considerable latitude to say enhancement is not possible without trying to achieve it and it would be difficult to challenge their assertion successfully. To maintain consistency we consider that the associated wording in the reasoned justification should be similarly amended to make it more positive (Kendal Town Council)	See above response
Policy DM1 – General Requirements for all development Requirement 2	Suggest include visual amenity (AONB Partnership)	Change made. Consideration of visual amenities is referenced in requirement 7 in the main changes to Draft DMDPD consultation document.

Part of Document	Response	Council Response
<p>Policy DM1 – General Requirements for all development</p> <p>Requirement 3</p>	<p>Delete, not clear what "an inclusive design and layout is". Saying a scheme must be accessible for all is ambiguous. (Cumbria House Builders Group)</p>	<p>Change made. Requirement 3 incorporated into main changes to Draft DMDPD Policy DM2 consultation document. Supporting text explains new development should promote designs and layouts that consider the needs of all, one that works for all that everyone can use and doesn't prejudice the needs of one individual over another. The term accessible for all means creating developments and layouts that are easy to navigate with convenient movement patterns for all users.</p>
<p>Policy DM1 – General Requirements for all development</p> <p>Requirement 3</p>	<p>Not clear what types of existing needs this policy applies to and it might reasonably also be expected to meet future identified needs (Kendal Town Council)</p>	<p>Noted. Types of needs will depend on the nature of end user of the development. Supporting text relating to main changes to Draft DMDPD Policy DM1 includes reference to needing to ensure impacts on future identified needs. ,</p>
<p>DM1 General requirements</p> <p>Requirement 4</p>	<p>Rather than say 'other utilities', say 'adequate supply of all the major services' (Workshop)</p>	<p>Change made. Main changes to Draft DMDPD Policy DM1 consultation document specifies all the major services.</p>
<p>Policy DM1 – General Requirements for all development</p> <p>Requirement 4</p>	<p>Insert 'necessary and future'. (Grange Town Council)</p>	<p>No change. Future infrastructure is an unknown, only required to ensure necessary infrastructure to make a scheme acceptable is delivered.</p>
<p>Policy DM1 – General Requirements for all development</p> <p>Requirement 4</p>	<p>Presume this is also referring to contributions to other wider infrastructure needs such as schools, roads etc., where existing capacity is not adequate and should say so (Kendal Town Council)</p>	<p>The policy is seeking to ensure the provision of necessary (adequate supply of) infrastructure that is essential to meeting needs arising from the development. As explained in the supporting text in the main changes to Draft DMDPD consultation</p>

Part of Document	Response	Council Response
Policy DM1 – General Requirements for all development Requirement 5	Goes beyond NPPF which states development should only be prevented or refused where the residual cumulative impacts of development are severe, not all schemes can create new pedestrian and cycle movements. (Cumbria House Builders Group)	No change to pre-submission main changes to Draft DMDPD consultation document, however, change made to Publication DPD – reference removed.
DM1 General requirements Requirement 5	Unacceptable traffic generation, unacceptable to whom? – clarification needed (workshop)	Noted. Acknowledge this is not clearly defined and could be open to interpretation, what may be considered unacceptable in a congested town centre could be considered acceptable in an uncongested one.
Policy DM1 – General Requirements for all development Requirement 5	Wording of policy suggests the development should be ‘creating new vehicle movements’ presumably this is not the intention (Kendal Town Council)	Noted. The policy is seeking to ensure existing vehicle movements are not adversely impacted by new development, and that new movements do not do the same.
Policy DM1 – General Requirements for all development Requirement 6	Need to clarify what an unacceptable level of pollution and disturbance are. (Cumbria House Builders Group)	Noted. Defined limits/ levels of acceptance confirmed through policy DM7 and application of relevant legislation utilising outcomes from necessary assessments. Reference to ‘disturbance’ deleted from pre-submission main changes to Draft DMDPD consultation document and publication DMDPD. Change made to the policy – reference states ‘Ensure a safe, secure and healthy environment both on and off-site by protecting public and environmental health interests with regard to matters such as pollution and ensuring effective flood risk management’.

Part of Document	Response	Council Response
<p>Policy DM1 – General Requirements for all development</p> <p>Requirement 6</p>	<p>The development proposal should not be generating any pollution or general disturbance either. In a similar way to the reference ‘as far as possible’, we consider ‘unacceptable levels of’ to be unnecessary – how acceptable it is should be part of the consideration of the proposals balanced against other factors. Would wish to say that in the interests of maintaining safe, inclusive and well integrated neighbourhoods the current policy of spreading affordable housing across sites (pepper-potting) is maintained (Kendal Town Council)</p>	<p>Noted. See above.</p> <p>Change made. Reference to inclusive and well integrated neighbourhoods moved to Policy DM2 principle 3 in main changes to Draft DMDPD consultation document. Additional text added to say and promote mixed and well integrated communities. Policy DM2 principle 3 maintains the principle of interspersing all forms of housing types and tenures throughout in clusters – building upon Core Strategy policy CS6.3.</p>
<p>Policy DM1 – General Requirements for all development</p> <p>Requirement 6</p>	<p>Policy wording considered too vague and non-specific and fails to achieve the stated aim to... “create a safe, secure and healthy environment” (NE Kendal FLAG)</p>	<p>Noted.</p>
<p>DM1 General requirements Requirement 7</p>	<p>Some need for re-wording, consider use of terminology such as where possible/ where practicable/where appropriate. Re phrase ‘as far as possible’ to ‘as far as reasonably possible or practicable’ (workshop)</p>	<p>Noted. See above</p>
<p>DM1 General requirements Requirement 7</p>	<p>Include reference to blue as well as green infrastructure (workshop)</p>	<p>Noted. Considered policy DM4 covers this sufficiently, however, reference added to blue and green infrastructure in Policy DM2 principle 2 in pre-submission consultation document and Publication DMD</p>

Part of Document	Response	Council Response
<p>Policy DM1 – General Requirements for all development</p> <p>Requirement 7</p>	<p>Not all ecological networks can be protected. Policy should reflect NPPF para 118 and allow for appropriate mitigation. (Cumbria House Builders Group)</p>	<p>NPPF states should aim to conserve and enhance biodiversity. The policy reiterates intentions of Core Strategy Policy CS8.4 which states should protect biodiversity value of land and buildings. Pre-submission Main changes to DMDPD consultation has reflected advice Habitats Regulations Assessment – however, subsequent changes made to Publication DMDPD</p>
<p>Policy DM1 – General Requirements for all development</p> <p>Requirement 7</p>	<p>The phrase ‘as far as possible’ is considered to be unnecessary (Kendal Town Council)</p>	<p>Noted. Reference to as far as possible deleted from pre-submission main changes to Draft DMDPD consultation document.</p>
<p>Policy DM1 – General Requirements for all development</p> <p>Requirement 7</p>	<p>Suggest modification to more ambitious ‘protect and enhance’ where it applies to ecological networks, biodiversity and geological assets. It should also include reference to sites with national (domestic) biodiversity protection.</p> <p>(Natural England)</p>	<p>Noted. Policy CS8.4 specifies development proposals should protect, enhance and restore the biodiversity and geodiversity value of land and buildings. In this respect, it would be appropriate to say ‘enhance’.</p> <p>With reference to national (domestic) assets these are considered in Core Strategy Policy CS8.4 however, International Sites were not referred to in Policy CS8.4, hence reason why the policy includes reference to these only. Change made – pre-submission main changes to draft DMDPD consultation document makes reference to enhance rather than where possible.</p>

Part of Document	Response	Council Response
<p>Policy DM1 – General Requirements for all development</p> <p>Requirement 7</p>	<p>Additional wording regarding how HRA's should be carried out should be included, reference to mitigation should be removed as circumstances where this would apply are tightly defined under legislation – should say 'HRA must be carried out by the competent authority for any new site plan or project which may affect the designated interest features of a European Protected Site'</p> <p>(Natural England)</p>	<p>Noted. Wording in the policy reflects the recommendations in the Habitats Regulation Assessment.</p>
<p>Policy DM1 – General Requirements for all development</p> <p>Requirement 8</p>	<p>Policies are not intended to relate to the National Park and therefore such references should be deleted. Not clear how development outside the National Park can enhance the NP. (Cumbria House Builders Group)</p>	<p>Noted. Considered necessary to retain reference to protecting setting of national park. Some proposals could have an impact on the National Park which adjoins the South Lakeland Local Plan area in which the Development Management policies apply. Policy is aligned with policy CS8.2 which specifies development proposals should demonstrate that their location, scale, design and materials will protect, conserve and, where possible, enhance the special qualities of the environment associated with the nationally designated areas of the National Parks and Arnsdale and Silverdale AONB including their settings as well as the setting of and views into and from the AONB, National Parks.</p>
<p>Policy DM1 – General Requirements for all development</p> <p>Requirement 8</p>	<p>Welcome inclusion, suggest inclusion of landscape and visual amenity (Natural England)</p>	<p>Noted. Change made, reference to district's natural and environmental qualities as whole including their public visual amenities through good design, included in the pre-submission main changes to Draft DPD consultation document.</p>

Part of Document	Response	Council Response
Policy DM1 – General Requirements for all development Requirement 8	Need to be viewed in the context of the emerging DPD for the AONB, suggest that an amendment relating to support for sustainable development will be supported in these areas where it meets other adopted development policies (Persimmon Homes Lancashire)	Noted. This is not considered necessary, as policy relating to the AONB should be included within the AONB Development Plan Document.
Policy DM1 – General Requirements for all development Requirement 8	Welcome inclusion of this requirement regarding the protection, conservation and enhancement of the special qualities of the AONB and reference to the setting of the AONB (AONB Partnership)	Noted.
DM1 General requirements Requirement 8	Question whether this is needed given the areas have their own protection and policies (workshop)	Noted. Although it is acknowledged that Core Strategy Policy CS8.2 protects the qualities and settings of the National Parks and AONB, it is considered relevant to include this element of the policy as some proposals could have an impact on these areas which adjoin the South Lakeland Local Plan area in which the Development Management policies apply, therefore the setting is important to mention.
Policy DM1 – General Requirements for all development Requirement 9	Not clear how the planning authority will determine whether or not a development will result in adverse cumulative effects. The point should either be deleted or the measure should be explained. (Cumbria House Builders Group)	It is important when thinking about impacts we consider and assess proposals based on both their direct and cumulative environmental, social and economic impacts with respect to matters such as local characteristics and landscape, infrastructure, economic viability of an area taking account of other planned development and

Part of Document	Response	Council Response
		existing development proposals. Note in the publication DMDPD the reference to 'cumulative effects' has been deleted from the policy.
Policy DM1 – General Requirements for all development Requirement 9	Welcome inclusion, suggest inclusion of landscape and visual amenity (Natural England)	See comment above.
Policy DM1 – General Requirements for all development Requirement 9	Particularly concerned to ensure that the environmental and infrastructure effects include those on schools, roads, drainage, sewerage and flooding (Kendal Town Council)	Noted. Supporting text makes clear need to consider adequate infrastructure, this could in some circumstances include schools and roads, but in many cases sewerage.
Policy DM1 – General Requirements for all development Requirement 9	Welcome the inclusion of this requirement (AONB Partnership)	Noted
Policy DM1 – General Requirements for all development Sustainability Appraisal	Sustainability Appraisal: Query 'neutral impact on local economy' – local economy is underpinned by quality of landscape and affordable housing, think impact should be positive. (Grange Town Council)	Noted.
DM2 Achieving High Quality Design	No strong views on consideration of introducing Design SPD, pros and cons depending on its contents (workshop)	Noted.
DM2 Achieving High Quality Design	General support, but uniform standards can result in bland/generic developments (workshop)	Noted. Key principle to ensure variety and diversity

Part of Document	Response	Council Response
Policy DM2 – Achieving High Quality Design Whole	To ensure the policy is workable it is important various criteria are only applied where appropriate, practicable, achievable and economically viable. Without such flexibility appropriate developments are unlikely to come forward. (Home Builders Federation)	Noted. Supporting text acknowledges not all elements of the policy will be relevant to all development proposal scenarios.
Policy DM2 – Achieving High Quality Design Whole	Suggest adding reference to making a positive contribution to the setting of the AONB to this policy. Welcome reference to external lighting (AONB Partnership)	Noted. Not considered appropriate. Covered by Policy CS8.2 and policy DM1.
Policy DM2 – Achieving High Quality Design Whole	Can be widely interpreted. Onerous requirements will stymie many well designed housing schemes. A shorter punchier policy would be better, supported by a Design Guidance document to provide clarity for such issues as acceptable space standards between dwellings. Detailed (Cumbria House Builders Group)	Policy seeks to establish a set of key design principles in the absence of any published Council guidance or up-to-date policies. The length of the policy is considered justified in this context, design needs to be considered holistically and there are many factors that need to be considered. The Council has committed to producing a Design Guidance, but this will not carry the same statutory weight, so it is important to include key elements within the policy that can then be justifiably elaborated on further through the Design SPD such as acceptable space standards.
Policy DM2 – Achieving High Quality Design Whole	Suggest it is simplified, many elements repeated in more detailed policies elsewhere. Shouldn't stifle new design features, modern building standards (Persimmon Homes Lancashire)	Noted. See above. It is considered the policy will not stifle new design features or modern building standards, provided the site's surroundings are complemented.

Part of Document	Response	Council Response
Policy DM2 – Achieving High Quality Design General	Suggest there is a requirement for a Construction Management Plan being produced for major development – this should for: -pollution prevention measures; -means of access for demolition and construction traffic; -the loading and unloading of plant and materials; -the storage of plant and materials used in constructing the development; -wheel washing facilities; -measures to control the emission of dust and dirt during construction; and -a scheme for recycling/disposing of waste resulting from demolition and construction works (Environment Agency)	Noted.
Policy DM2 – Achieving High Quality Design General	Address distribution and tenure-blind appearance of affordable units on developments; be explicit about pepper potting or clustering, avoiding economic ghettos, and discriminatory mix of product. (Grange Town Council)	Noted. The policy builds upon Core Strategy policy, and includes reference to creation of mixed communities. Additional text added to policy in pre-submission main changes to Draft DMDPD consultation, reference to interspersing all forms of housing types and tenures throughout in clusters.
Policy DM2 – Achieving High Quality Design General	Supported. Survey responses scored highly on sections 1, 2, 3 and 9 (Helsington Parish Council)	Noted.
Policy DM2 – Achieving High Quality Design General	Pleased to see there is a single policy and that it will be supported by a Supplementary Planning Document providing guidance on how proposals for different types	Noted

Part of Document	Response	Council Response
	of development will be considered (Cumbria County Council)	
Policy DM2 – Achieving High Quality Design General	Expand policy and Reasoned Justification to integrate the 10 key principles of ‘Active Design’ to create opportunities for Physical Activity to accord with NPPF and help implement Sport England objectives (Sport England)	Some elements are covered within existing Core Strategy and Draft DM Policy example – policy DM4 supports a network of multifunctional open space. Principle 3 supports Activity for All principle, this is expanded upon with specific reference to promoting active travel (walking and cycling) over other modes of transport.
DM2 Achieving High Quality Design	Sustainability should be a key thrust in the policy, sustainable materials, waste minimisation etc., countered with question of impact on viability, should there be a separate policy to acknowledge move toward zero carbon economy? (workshop)	Noted. Policy DM21 considers low carbon energy developments. Principle 9 refers to responding to effects of climate change.
DM2 Achieving High Quality Design	Support, suggest it encourages the use of locally sourced building materials, particularly dimension stone and other building stone products (Mineral Products Association)	Noted. Change made, policy principle 9 includes specific reference to including locally sourced building materials in pre-submission main changes to Draft DMDPD consultation document. Note this is now included in Appendix 3 of Publication DPD
Policy DM2 – Achieving High Quality Design - Title	Recommend title of policy is amended to ‘Achieving High Quality Design and Construction’, new dev should be designed to incorporate sustainable design and construction techniques (Environment Agency)	Noted. No change.
Policy DM2 – Achieving High Quality Design	Some places do not have any local distinctiveness, therefore difficult to reinforce. Existing built and natural features that create a positive contribution should be	Noted. The principle is seeking to ensure we do not promote development that presents a hard

Part of Document	Response	Council Response
Principle 1	maintained where appropriate and practicable. No need for a transition between built up areas and the open countryside. Mitigation will be a key part of any development. (Cumbria House Builders Group)	abrupt urban edge to open countryside settings, resulting in an insensitive form of development. Change made, pre-submission Draft DMDPD consultation document, principle 2 of the policy – states ‘ensuring development located at the edge of settlement locations presents a sympathetic transition etc. and it sensitive to its local setting. ‘
Policy DM2 – Achieving High Quality Design Principle 1	Landscaping schemes should include the use of native species (Environment Agency)	Noted. Policy DM4 - The policy already refers to the need for new planting to be appropriate to its location and intended purpose and function. We have added into the policy a preference for native species, along with some other qualification of what 'appropriate means in this context.
DM2 Achieving High Quality Design Principle 1	Welcome reference to innovative designs (workshop)	Noted.
Policy DM2 – Achieving High Quality Design Principle 2	It is not clear what an inclusive design and layout is? (Cumbria House Builders Group)	It means a design and layout that doesn't prejudice the needs of one individual over another - i.e. considers and includes the needs of all, a layout and design that works for all that everyone can use (see <i>CABE principles</i>) https://tinyurl.com/nbgbsa7
Policy DM2 – Achieving High Quality Design Principle 2	Welcome inclusion to protecting the natural landscape. Suggest adding reference to encouraging enhancement of the natural environment, landscape and visual amenity, for example by appropriate tree, woodland or hedgerow planting (Natural England)	Change made, reference to ‘and natural’ in the pre-submission Draft DMDPD consultation

Part of Document	Response	Council Response
		document. Other aspects as referenced covered in Policy DM1 and DM4.
Policy DM2 – Achieving High Quality Design Principle 2	Expand to provide more detail of natural features i.e. the retention and enhancement of features and habitats such as watercourses and wetlands, together with trees, shrubs and hedgerows. Such features should be retained and enhanced and, exceptionally, where any loss of such features cannot be avoided appropriate mitigation is provided (Environment Agency)	Noted. Definition of type of features are included in Core Strategy Policy CS8.2 – includes hedges, wetlands, rivers, not considered necessary to specify in the policy. The policy seeks to enhance and maintain these, change made to policy, pre-submission main changes to Draft DMDPD consultation document – now states identification of such features and seek to incorporate in the design as it may not always be appropriate and feasible to do this. Policy DM4 seeks to ensure a net gain in trees where any are lost.
Policy DM2 – Achieving High Quality Design Principle 2	Watercourses should be protected and enhanced through the retention of undeveloped buffer strips (Environment Agency)	Noted. This is covered in changes to Policy DM6.
DM2 Achieving High Quality Design Principle 2	Support, well written (workshop)	Noted.
Policy DM2 – Achieving High Quality Design Principle 2 first bullet point	Wonder if this should be ‘retaining’ rather than ‘maintaining’ (or retaining and maintaining). Also had reservations about the phrase ‘as far as possible’ but also about the reference to opening out – this suggests it is appropriate to ‘open out’ views for all sites, which will not necessarily be the case, presumably.	Policy amended in pre-submission main changes to Draft DMDPD consultation, now refers to identification of such features and seek to incorporate – recognition not always feasible to do so. Change made to reference to opening out, - this is deleted. Policy now says designing schemes in a manner which takes advantage of being able to view nearby local landmarks and

Part of Document	Response	Council Response
Principle 2 sixth bullet point	Welcome inclusion of policy on development at the edge of towns given the number of edge of settlement allocated sites in Kendal and their sensitive nature (Kendal Town Council)	features that provide a positive contribution to and reinforce a sense of place. Noted.
DM2 Achieving High Quality Design Principle 2 – Bullet 1	Should word ‘maintaining’ be replaced with ‘retaining’ or ‘maintaining where appropriate’? (workshop)	Noted. See above.
DM2 Achieving High Quality Design Principle 2 – Bullet 3	Reference to impact on ‘views’, how are these defined? (workshop)	Noted. Reference in context of public views from public vantage points. Policy wording amended to reflect this, further changes made Publication DMDPD.
DM2 Achieving High Quality Design Principle 2 – Bullet 4	Reference to skyline development, where unavoidable, in reality this is reflected in already allocated sites (workshop)	Change made. Reference to skyline development deleted in pre-submission consultation DMDPD document.
DM2 Achieving High Quality Design Principle 2 – Bullet 5	Possible change of wording from ‘respect’ to ‘enhance’ (workshop)	Noted. Considered ‘respect’ is the correct word to use in this context.
DM2 Achieving High Quality Design Principle 2 – Bullet 6	Reference should be made to use of ‘native species’ in landscaping etc. (workshop)	Noted, however, not considered appropriate to specifically refer to native species only as this would preclude non-native species which might be appropriate in certain circumstances.

Part of Document	Response	Council Response
		Policy DM4 - The policy already refers to the need for new planting to be appropriate to its location and intended purpose and function. We have added into the policy a preference for native species, along with some other qualification of what 'appropriate means in this context.
Policy DM2 – Achieving High Quality Design Principle 3 opening statement	Accessible for all - means what? (Cumbria House Builders Group)	Noted. This means consider the needs of all. See previous response.
Policy DM2 – Achieving High Quality Design Principle 3 Principle 3 bullet point 3	Concerned in the interests of maintaining safe, inclusive and well integrated neighbourhoods current policy of spreading affordable housing across sites is maintained. Also navigate, not navigate around (Kendal Town Council)	Noted. Change made to policy – pre-submission DMDPD consultation document reference to interspersing all forms of housing types and tenures throughout in clusters that are tenure-blind in appearance. Noted. Change made, reference to 'navigate' only , word 'around' deleted from policy – pre-submission main changes to DMDPD consultation
Policy DM2 – Achieving High Quality Design Principle 3	In 'inclusive design and layout' should include reference to dementia-friendly layout and direct reader to guidance doc. DCLG Lifetime Neighbourhoods document would provide developers with a practical checklist of features. Most features require incorporating in early design stage and are not necessarily expensive. Regard should be had to loneliness and isolation – AgeUK research – factors should be addressed through planning rather than the NHS and social care having to deal with the consequences. (Grange Town Council)	Noted.

Part of Document	Response	Council Response
<p>Policy DM2 – Achieving High Quality Design</p> <p>Principle 4 fourth bullet point</p>	<p>Provision of security measures for each dwelling is not appropriate. (Cumbria House Builders Group)</p>	<p>Noted. Change made in publication DMDPD, it is felt a more a general reference to designing out crime would be appropriate, rather than include specific references to requirement for adequate appropriate security measures, this wording has been deleted.</p>
<p>Policy DM2 – Achieving High Quality Design</p> <p>Principle 4 bullet point 3</p> <p>Principle 4 bullet point 4</p>	<p>‘Turn corners well’ is jargon and not easily understood.</p> <p>Last bullet should read “proposals to affix external security measures to shop fronts and other commercial buildings will <u>only</u> be supported where it can be demonstrated no alternative measures are available”.</p> <p>Wondered if the reference to an ‘active shop front’ should read ‘attractive shop front’ (Kendal Town Council)</p>	<p>Noted. Acknowledged, change made to pre-submission Draft DMDPD consultation document – wording amended, to say ensuring buildings directly address streets and routes avoiding presentation of blank frontages or gables. Reference to turns corners well deleted.</p> <p>Change made, consider that this element of the policy should sit within Policy DM20. However, guidance will be used to inform the types of measures that would be appropriate.</p> <p>Noted. It is meant to say ‘active’ in order to maintain a presence, avoid blank and unattractive frontage. However, see comment above, reference to Policy DM20.</p>

Part of Document	Response	Council Response
<p>Policy DM2 – Achieving High Quality Design</p> <p>Principle 4</p>	<p>Would like additional text added as follows (Cumbria Police):</p> <ul style="list-style-type: none"> • Natural surveillance – ensuring public and communal spaces, buildings, streets and paths are directly overlooked • Orientation and positioning – ensuring buildings directly address streets and routes, avoiding the presentation of blank frontages or gables • Ownership – ensuring there is clear and obvious demarcation between public and private spaces utilising appropriate physical boundary treatments or landscaping elements • Landscaping – ensuring the choice and location of plant species do not obstruct views, create hiding places or impeded the effects of street lighting as they mature • Lighting – implementation of street lighting schemes or alternative security lighting measures (utilising low-energy ‘white’ light sources that exhibit high uniformity and colour rendition index values) promoting reassurance in the public realm and to make intruders more prominent in private spaces • Physical security measures – ensuring provision of adequate and appropriate physical security measures, i.e. exterior doors, windows and glazing compliant with recognised security standards • Other security measures – ensuring provision of additional security measures, where appropriate, e.g. intruder alarm systems, 	<p>Noted. These are welcomed, however, some elements are considered too detailed to appear within policy wording.</p> <p>Changes made to the policy – pre-submission main changes to Draft DMDPD consultation document. Reference to communal added, and directly overlooked as well as ensuring a clear and obvious demarcation between public and private spaces utilising appropriate physical boundary treatments or landscaping elements.</p> <p>Some aspects of original policy wording deleted – reference to choice and location of plant species. Design SPD provides an opportunity to consider in further detail.</p>

Part of Document	Response	Council Response
	<p>security fog generators, CCTV, etc. dependent on crime risk</p> <p>See response for details of various measures suggested to achieve alternative security measures.</p> <p>Comments made about external cashpoint machines – criteria that should be applied when considering location of all new ATM's</p>	
<p>Policy DM2 – Achieving High Quality Design</p> <p>Principle 5 second bullet point</p>	<p>Threshold for character areas should be 50 dwellings. (Cumbria House Builders Group)</p>	<p>Noted. Change made. Not considered appropriate to set a specific threshold in this respect. Reference to major has been altered policy now says 'large' in pre-submission main changes to Draft DMDPD consultation document.</p>
<p>Policy DM2 – Achieving High Quality Design</p> <p>Principle 6 first bullet point</p>	<p>Is the intention to confirm what are considered appropriate separation distances? (Cumbria House Builders Group)</p>	<p>Not through policy. However, this matter can be considered further through the Design SPD.</p>
<p>Policy DM2 – Achieving High Quality Design</p> <p>Principle 6 first bullet point</p>	<p>What is meant by appropriate separation and should distances be different in different locations – e.g. town centre, suburbs. Villages. (Lower Allithwaite Parish Council)</p>	<p>Not through policy. The Design SPD provides scope to specify what these might be and in what circumstances they should be applied.</p>

Part of Document	Response	Council Response
Policy DM2 – Achieving High Quality Design Principle 6 second bullet point	Provide sufficient space possibly add to bin storage – secure storage for prams mobility scooters etc. (Lower Allithwaite Parish Council)	Noted. Important to align any requirements with local published guidance. Opportunity to further consider this matter in this respect.
Policy DM2 – Achieving High Quality Design Principle 6 second bullet point	Need clarification expectations for provision of cycle storage i.e. for every house individually, does it mean a shed/provision of space for one for every house? Difficult to provide when catering for apartments, would communal facilities be required, question the blanket requirement, need to be less prescriptive. New design guidance CCC may provide clarification (workshop)	Noted. The Draft Cumbria Design Guide refers to requirement for developers to provide adequate cycle storage facilities within the curtilage of each dwelling. Formal cycle parking within residential developments will be most probably confined to communal buildings with a number of tenants possibly distributed over a number of floors.
Policy DM2 – Achieving High Quality Design Principle 7	Orientation/ solar gain support (workshop)	Noted.
Policy DM2 – Achieving High Quality Design Principle 7	Carefully consider scale, building taller than they are wide no appropriate, avoid cramming (workshop)	Noted.
Policy DM2 – Achieving High Quality Design Principle 7 third bullet point	Not all buildings can be orientated to optimise energy efficiency, solar gain and maximise daylight levels - if they were you would have a very inefficient use of land. (Cumbria House Builders Group)	Noted and acknowledged, but where feasible this should be considered through the design. Note in pre-submission Draft DMDPD consultation document this has been incorporated within principle 9, in the publication DMDPD it is included in Appendix 1 as one type of measure to consider.
Policy DM2 – Achieving High Quality Design Principle 7 third bullet point	Reference to ‘orientating buildings’, must acknowledge that this is not always practicable due to other factors e.g. topography (workshop)	Noted. Change made, pre-submission main changes Draft DMDPD consultation document includes this element within principle 9 and makes it clear that this is a measure to encourage

Part of Document	Response	Council Response
		wherever practicable. Note reference to Appendix 1 above – in terms of publication DMDPD.
Policy DM2 – Achieving High Quality Design Principle 8	Some places do not have materials, colour or local vernacular worth repeating. (Cumbria House Builders Group)	Noted, the policy is seeking to ensure regard has been given to materials, colour and local vernacular, it isn't inferring it must be repeated.
DM2 Achieving High Quality Design Principle 8 – Bullet 3	Ref to exploring opportunities to add interesting details, ornamentation etc. - query whether it would be a requirement to evidence? (workshop)	Noted. This would not need to be evidenced, just encouraged.
Policy DM2 – Achieving High Quality Design Principle 8 third bullet point	Not clear what 'colour of the area' meant ('materials and colour?'). Also, 'vernacular' in the sense it is used here, is planning/architectural jargon or shorthand for the local style of domestic buildings. It would not be understood by all and in any case presumably regard should also have been given to the style of public buildings where appropriate. (Kendal Town Council)	Noted. Change made, reference to colour of the area deleted in pre-submission main changes Draft DMDPD consultation document. – Reference is in context of colour of predominant materials used on buildings in the settlement/local area. Further changes made to the policy, it now states in the local area, reference to vernacular removed in the pre-submission main changes Draft DMDPD consultation document.
Policy DM2 – Achieving High Quality Design Principle 9	Suggest saying development proposals <u>must</u> incorporate features that support and enhance.... Also would like more reference to full range of habitat creation, urban greening and climate change options (Natural England)	Noted. Further consideration has been given, however, it is considered it may not always be appropriate to require such features depending on type of proposal. Change made to the policy – pre-submission main changes Draft DMDPD consultation document, additional footnote added to explain types of measures that would contribute to responding to the effects of climate change. Distinction made between types of

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		measures would expect and those we would encourage. However, on reflection further changes made to publication DPD, more flexible approach taken, list of measures specified in Appendix 1 this is not an exhaustive list, these are types that should be considered. Policy maintains requirement for measures to be included.
Policy DM2 – Achieving High Quality Design Principle 9	In terms of support and enhance habitat creation – could the policy recognise the value of conserving existing hedges and dry stone walls where possible (Lower Allithwaite Parish Council)	Noted. Policy CS8.2 seeks to protect, conserve and where possible enhance distinctive features such as hedges, walls in terms of their contribution to distinctive character landscape types of the area. It is considered unnecessary for the policy to specifically specify the types of features that could be enhanced.
Policy DM2 – Achieving High Quality Design Principle 9	Include policy supporting using technologies designed to save water (rainwater harvesting, greywater re-use, even passive provision to retrofit same) because there may not be a shortage of water locally but there are other reasons to promote long-term frugality, including burden on drains and soakaways, cost to water companies of producing increasing volumes of household water, and economic inequality of high income households using metered potable water on non-essentials like car washing and lawns. Give examples of ‘other features to avoid flood risks’. (Grange Town Council)	Noted. Reference to other features to avoid flood risks, partly refers to requirement for Sustainable Drainage Systems and is covered through separate National Guidance. Types of measures to be incorporated will depend on the type and nature of the proposal and local circumstances.

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DM2 Achieving High Quality Design Principle 9	Support but needs further ambition, similar to principle 2, range of options (workshop)	Noted.
DM2 Achieving High Quality Design Principle 8	No recognition of use of innovative materials; welcome wording 'wherever possible and appropriate' (workshop)	Noted. The pre-submission main changes to Draft DMDDP removes reference to 'innovative materials'.
DM2 Achieving High Quality Design Principle 9	Should be a caveat for the protection of watercourse, e.g. provision of buffers etc. (workshop)	Noted. See previous response on this matter – more appropriate to include in DM7.
Policy DM2 – Achieving High Quality Design Principle 9	Is it necessary to include 'wherever possible and appropriate'? There is an opportunity to be positive – developers will not do it if there is an option/get-out. There is a greater need for attention to flood risks, more emphasis on managing flood risk in the reasoned justification and reference to documentation relating to designing for flooding. (Kendal Town Council)	Noted. However, need to acknowledge not always appropriate to require such features due to type of proposal – needs to be written in a flexible manner. Policy DM6 addresses sustainable drainage systems. Do not wish to be specific about type of measures aimed at designing flooding. However, Cumbria Design Guide provides examples of various techniques and methods that could be used.
Policy DM2 – Achieving High Quality Design Principle 10	Could lighting be time limited too (Lower Allithwaite Parish Council)	Noted. This is a matter that would be addressed through planning conditions, dependent on the type of proposal under consideration and therefore not appropriate to include specific requirement within policy.
DM2 Achieving High Quality Design Principle 10	Delete verb 'must', should say 'should'. Verb 'and' could be interpreted as too controlling rather than for	Noted. Suggestions welcomed, change made, word 'must' deleted and word 'should' used instead in the pre-submission main changes to draft DMDDP consultation document.

Part of Document	Response	Council Response
	management of development – instead opening clause could include ‘as appropriate’ (Ashton Planning)	
DM2 Achieving High Quality Design Principle 10 – Bullet 1	Lighting design in a manner that ‘avoids’ glare, suggest that any lighting will create some impact and that wording should be changed to ‘minimise’ (workshop)	Noted. Change made to the pre-submission main changes to draft DMDPD consultation document, reference to ‘avoid’ deleted, and word ‘minimise’ included instead.
Policy DM2 – Achieving High Quality Design Principle 10 bullet point 1	Delete "avoids" and insert "minimises". (Cumbria House Builders Group)	Noted. See above.
Policy DM2 – Achieving High Quality Design Principle 10	Suggest that internal lighting is added, light pollution from internal lighting can have a significant impact on wildlife depending on the size and location of windows used in the design (Natural England)	Noted. Generally policy shouldn’t be used to control internal lighting options. No change.
Policy DM2 – Achieving High Quality Design Principle 10	<p>Could this read: New Development that requires external lighting must:</p> <ul style="list-style-type: none"> • use the minimum illumination required to undertake the task and; • avoid harm to the local amenity, wildlife, public and wider views through use of appropriate landscaping measures and sensitive forms of design and; • be designed in a manner that avoids glare and erosion of tranquillity and dark skies <p>(Kendal Town Council)</p>	<p>Noted.</p> <p>Changes made to the policy – as contained in the pre-submission main changes to draft DMDPD consultation document in accord with suggestions i.e. ‘use the minimum’, ‘be designed...’</p>
Policy DM2 – Achieving High Quality Design Principle 10	Strong opposition to any form of street lighting, parish prefers a ‘dark skies’ approach (Helsington Parish Council)	Noted.

Part of Document	Response	Council Response
DM2 Achieving High Quality Design Principle 10	Dark Skies – support but needs to sit with need for appropriate street lighting enforcement (workshop)	Noted.
Policy DM2 – Achieving High Quality Design Supporting Text – Para 2.2.2	Include reference to local design guides e.g. Grange Over Sands Design Guide, and Neighbourhood Plan local requirements. (Grange Town Council)	Noted. Change made. The Supporting text in the pre-submission main changes to Draft DMDPD now includes reference to existing local design guides and guidelines to ensure consideration and acknowledgement of role of these in terms of applying the policy. General covering text about Neighbourhood Plans in the opening introduction negates need to repeat in supporting text in this respect.
Policy DM2 – Achieving High Quality Design Supporting Text – Para 2.2.2	Would strongly support and welcome production of a Design Supplementary Planning Document (SPD). (Kendal Town Council)	Noted.
Policy DM3 – Historic Environment General	Welcome the inclusion of this policy – it is a good start, but needs refinement. Would benefit from more local emphasis – local heritage assets should be referred to. Recommends use of a Policy Template (included in response). Policy should make reference to Heritage at Risk, including the local scale and nature of the problem, its priority and proposals for the protection and enhancement of the assets under threat. (Historic England)	Suggestions welcomed. We have considered using the template but do not propose to change the policy specifically to reflect it at this stage. No change.
DM3 Historic Environment	Policy is a good start, but needs refinement. Many suggestions put forward to improve the policy: <ul style="list-style-type: none"> • make it more locally specific • be clearer about the scope of the Heritage Assets policy 	Suggestions and support welcomed. Agree. We have amended the structure of the policy to make clearer the scope of each section and status of designated and non-designated assets. We have amended the section on demolition, including references to substantial harm in order to clarify

Part of Document	Response	Council Response
	<ul style="list-style-type: none"> • more differentiation between designated and undesignated assets within the HAs policy may be necessary • section on demolition, partial demolition and significant alteration etc. might result in some ambiguity and conflict, no distinction between “substantial” and “less than substantial” harm is made • change ‘Public Benefits’ to ‘Heritage Benefits’ • No reference to Heritage at Risk <p>*See detailed comments (Historic England)</p>	<p>the relevant distinctions. We have changed ‘Public benefits’ to read ‘Heritage Benefits’ and have added reference to Heritage at Risk. The supporting text has been added to give additional locally specific context.</p>
<p>Policy DM3 – Historic Environment General</p>	<p>Include reference to the level of significance of an historic asset. As currently worded all assets are to be treated equally. Policy should include wording which relates to the level of detail required being proportionate to the significance of the asset as required by the NPPF. Policy should refer to para 132 of NPPF which relates to the level of weight afforded to an asset being variable depending on the importance of the asset. (Cumbria House Builders Group)</p>	<p>Suggestions welcomed. Agree. We have made changes to the policy to better reflect requirements around significance and the proportionality of the assessment.</p>
<p>Policy DM3 – Historic Environment General</p>	<p>Does not reflect the flexibility of NPPF, policy needs to introduce flexibility that recognises reasons as to why an element of harm/loss of significance is acceptable. (Cressbrook Developments Ltd)</p>	<p>Suggestions welcomed. Agree. We have made changes to the policy to better reflect requirements around flexibility and cases where an element of harm/loss of significance might acceptable.</p>

Part of Document	Response	Council Response
Policy DM3 – Historic Environment General	This is an example of where ‘assessments could be expected as the norm for validation of planning applications, which could deter them because of the up-front risk costs contrary to the ‘enabling’ essence of town planning and various benefits that new development provides. Why not omit assessments? – they are referred to in the NPPF anyway (Ashton Planning)	Suggestion welcomed. NPPF para. 128 states that ‘Local Authorities should require developers to submit an appropriate desk-based assessment (in relation to archaeology). The policy refers to the assessment in order to fulfil this requirement. NPPF para. 129 refers to taking account of available evidence in order to undertake an assessment of significance of an asset. The policy seeks specific information to allow the required assessment to be properly carried out. No change.
Policy DM3 – Historic Environment General	Please publish the ‘Local list’ or provide a link and explain its status for ‘heritage assets’ (Ashton Planning)	Suggestions welcomed. Agree. Work is underway on preparing a Local List and it will be published once the work is complete. The policy includes reference to the Local List in anticipation of its publication. It also refers to non-designated assets. The structure of the policy has been amended to make clearer to status of Local List assets.
Policy DM3 – Historic Environment General	Policy is supported, but recommend that two amendments are included to make it more compliant with the NPPF. Policy should include references to paragraph 133 of NPPF, which states that substantial harm to a designated heritage asset must be demonstrated to be necessary (and also that the development achieves public benefits that outweigh the harm, and that there is a distinction between substantial harm and less than substantial harm to designated heritage assets (Historic Environment Officer, Cumbria County Council) (Cumbria County Council)	Suggestions welcomed. Agree. We have amended the policy section on demolition, including references to substantial harm in order to clarify the relevant distinctions and to make clearer the cases where an element of harm/loss of significance might be acceptable, including where public benefits outweigh the harm.

Part of Document	Response	Council Response
Policy DM3 – Historic Environment General	Insert 'Development proposals should show research and evaluation of the history of the site and immediate surroundings, and identify historic assets to be taken into account', as developers can be unaware of local history and assume nothing to take account of if no national designations. (Grange Town Council)	Suggestion noted. These elements would be addressed through consideration of significance. No change.
Policy DM3 – Historic Environment General	Insert reference to locally significant historic assets contained in Neighbourhood Plans and Community Led Plans. Development proposals should show research and evaluation of the history of the site and immediate surroundings, and identify historic assets to be taken into account (Grange Town Council)	Suggestions noted. Work is underway on preparing a Local List and it will be published once the work is complete. The policy includes reference to the Local List in anticipation of its publication. Communities will have chance to suggest any assets they wish to see included on the Local List before it is finalised. The policy sets out how heritage assets and an assessment of their significance (which would include an asset's history and surroundings) should be taken into account. It also refers to non-designated assets. It would not be appropriate to refer to specific, individual heritage assets, which could leave those not specifically mentioned more vulnerable. No change.
Policy DM3 – Historic Environment General	Though not specifically included in our survey, it can be safely assumed from the general nature of responses that parishioners would recognise the benefits of historic character for heritage, amenity and tourism (Helsington Parish Council)	Noted.
Policy DM3 – Historic Environment General	Historic character and historic landscapes are mentioned in para 2.3.3 but policy focuses on individual heritage assets. Impacts of development on the wider historic landscape and the general historic character of	Suggestions welcomed. Historic character and historic landscape are referred to specifically in places whilst also being covered by other terms e.g. 'character' includes historic character. No change.

Part of Document	Response	Council Response
	the area should be considered in the policy, including cumulative impacts (AONB Partnership)	
Policy DM3 – Historic Environment General	The importance of settings of heritage assets should be highlighted more within the policy and justification. E.g. see Lancaster City Council policy regarding the setting of designated heritage assets, DM32, and also non-designated heritage assets, DM33 (AONB Partnership)	Suggestions welcomed. Setting is already referred to specifically several times in both the policy and in the supporting text. Other terms used, such as ‘significance(s)’ also cover and apply to setting. No change.
Policy DM3 – Historic Environment – Assessing Significance	Relationship between Assessing Significance and impact assessment could be clearer. Section could be more accurately headed “Assessing Significance and Impact”. Text should be re-ordered and numbered to reflect the two stages of assessment and should form the basis of a Heritage Statement. This would help to ensure that significance is well understood at the outset and informs subsequent development proposals, which can therefore be designed to minimise the potential impact (Historic England)	Suggestion noted. Agree. The text has been re-ordered and revised to better address significance, impact and the stages of assessment.
Policy DM3 – Historic Environment – Heritage Assets	Scope of this section is unclear. Term applies to all Heritage Asset types but presume this section does not apply to Conservation Areas as they have a separate section. However, they are included in the definition of Heritage Assets in the Reasoned Justification. Similarly, archaeological sites are also usually defined as Heritage Assets but again there is a separate section but these are not included in the definition. More differentiation is needed between designated and undesignated assets – policy needs to be weighed in a similar way to para. 132 of the NPPF (Historic England)	Suggestion noted. Agree. The text has been re-ordered and revised to better differentiate between designated and non-designated assets and to ensure that different levels of asset are in the appropriate places in the policy.

Part of Document	Response	Council Response
Policy DM3 – Historic Environment – Conservation Areas	Fine tuning of the policy wording is required to ensure it has the same meaning as the Act. E.g. the Conservation Areas section seeks to preserve and enhance "the character and appearance <i>of the special architectural and historic interest of the area</i> ", which conflates wording in s69 and s72 of the Act, potentially narrowing the scope of the statutory test within conservation areas (i.e. character and appearance is not limited to just architectural and historic interest but includes, for example, townscape and spatial character, which we would also seek to conserve) (Historic England)	Suggestions welcomed. Agree. We have amended the policy to better ensure accordance with the Act, including adding reference to spatial and townscape character.
Policy DM3 – Historic Environment – Conservation Areas Part 1 – Criterion 1	Wording should be "preservation or enhancement" in accordance with Section 72 of the Listed Buildings Act 1990. (Cumbria House Builders Group)	The Planning & Listed Buildings Act 1990 Section 71 refers to the duty of local planning authorities to formulate and publish proposals for the "preservation and enhancement" of Conservation Areas. Para. 126 of the NPPF refers to "sustaining and enhancing" the significance of heritage assets. As such, it is proposed to retain use of the word 'and' rather than 'or' and in the case of 2.3.5 'safeguard' will be amended to 'sustain'. In the case of the reference at 2.3.9, use of 'or' will be amended to 'and'.
Policy DM3 – Historic Environment Conservation Areas Part 1 – Criterion 1	Words "including its setting and any view within into or out of the Area" should be deleted. (Cumbria House Builders Group)	Suggestion welcomed. The setting of and views into and out of Conservation Areas are important factors to consider. No change.

Part of Document	Response	Council Response
Policy DM3 – Historic Environment Conservation Areas Part 1 – Criterion 2	Should refer to "any identified significance". (Cumbria House Builders Group)	Suggestion welcomed. Agree. The policy wording has been amended to refer to 'any identified significance' instead of 'the identified significance'.
Policy DM3 – Historic Environment Conservation Areas Part 1 – Criterion 3	Would like to see a more positive emphasis on using materials appropriate to the structure of the building and Conservation Area (i.e. traditional materials rather than modern replacements). (Kendal Town Council)	Suggestion welcomed. These elements are too detailed and prescriptive to include in the policy. Judgements of impact would take materials into account. The design policy would also apply. No change.
Policy DM3 – Historic Environment – Conservation Areas – Part 2	Section on demolition, partial demolition and significant alteration repeats much of the NPPF paragraphs 132-134 imprecisely and might result in some ambiguity and conflict e.g. distinction between "substantial" and "less than substantial" harm is not made thus setting a higher threshold than the NPPF (Historic England)	Suggestion welcomed. Agree. The policy has been amended to make the distinction between substantial and less than substantial harm.
Policy DM3 – Historic Environment Conservation Areas Part 2	<p>In the paragraph beginning 'Exceptionally ...' the list of requirements needs the wording reviewing so it reads as a list e.g.:</p> <p>Exceptionally, proposals involving the demolition, partial demolition or significant alteration of a Heritage Asset including a building or structure that contributes to the character or appearance of a Conservation Area will be allowed only where the following all apply:</p> <p>1. there is a need for the proposal to go ahead in order to address clearly evidenced overriding matters of public safety or substantial public benefit, including demonstrating that the degree of harm or loss would</p>	Suggestion welcomed. Agree. The policy has been revised and no longer uses this specific terminology, but this point has been taken into account in writing replacement lists.

Part of Document	Response	Council Response
	<p>clearly be outweighed by bringing a site back into an appropriate and viable new use;</p> <p>2. no viable use of the site has been found following an appropriate level of marketing that would secure its conservation in the medium term;</p> <p>3. securing grant support or a means of charitable or public ownership would not represent a feasible way of ensuring the asset's conservation;</p> <p>4. an appropriate level of recording of the asset, building or structure and its heritage significances has been carried out before any works commence;</p> <p>5. a clear and firm commitment, including time frames and opportunities for interpretation of the destroyed asset, is in place to carry out an appropriate replacement use of the site.</p> <p>(Kendal Town Council)</p>	
<p>Policy DM3 – Historic Environment Conservation Areas Part 2 – Criterion 5</p>	<p>Not clear what 'is in place to carry out an appropriate replacement use of the site' means in the context it is placed (Kendal Town Council)</p>	<p>Comment welcomed. Agree. The sentence in question within the policy has been revised and no longer uses this terminology.</p>
<p>Policy DM3 – Historic Environment Archaeology</p>	<p>Not clear what test will be applied to determine whether or not preservation of remains in situ is possible or not. (Cumbria House Builders Group)</p>	<p>Comments welcomed. It is proposed to determine on a site-by-site / case-by-case basis whether or not preservation in situ is possible. In cases where the significance of the archaeological assets is not the determining factor as to whether the remains are preserved in situ or not (assets of national significance or equivalent should be preserved in situ), then the design of the development will determine whether the remains can be preserved or not i.e. the physical</p>

Part of Document	Response	Council Response
		positioning of the scheme on the site and the type of scheme, along with factors such as the depth, location and nature of the remains. No change.
Policy DM3 – Historic Environment Archaeology	Could it be prescribed that reports are shared with communities not just the County Council (Lower Allithwaite Parish Council)	Suggestion welcomed. The report could be requested by the Parish Council where relevant. Planning policy cannot require these reports to be shared with specific parties. The Historic Environment Record is publicly available and finds during new development are added to this record. No change.
Policy DM3 – Historic Environment – Public Benefits	Heading and scope may lead to some confusion with the NPPF paragraphs 133-134. Policy rightly seeks to secure heritage benefits from development, but it might be wrongly inferred from this heading that such heritage benefits are the only possible benefits, whereas clearly the NPPF encompasses both heritage and non-heritage public benefits. Perhaps change heading to "Heritage Benefits" (Historic England)	Suggestion welcomed. The policy has been reworded to better deal with the consideration of benefits that could be secured through such development.
Policy DM3 – Historic Environment Supporting Text	Would like to see reference made that the former Lancaster Canal and supporting infrastructure are heritage assets (Canal and River Trust)	Suggestions welcomed. It would not be appropriate to refer to specific, individual heritage assets in the policy, which could leave those not mentioned specifically more vulnerable. Many of the structures associated with the Lancaster Canal are listed and therefore fall under relevant sections of the policy. For non-designated structures, work is underway on preparing a Local List and it will be published once the work is complete. Policy includes reference to the Local List in anticipation of its publication. Communities will have chance to suggest any assets they wish

Part of Document	Response	Council Response
		to see included on the Local List before it is finalised. Protection for the Lancaster Canal and its associated structures is covered through DM10. No change.
Policy DM3 – Historic Environment Supporting Text – Para 2.3.2	Wondered if community identified historic assets should be included? (Kendal Town Council)	Suggestion welcomed. Work is underway on preparing a Local List (of locally important, non-designated heritage assets) and it will be published once the work is complete. Policy covers non-designated assets and includes reference to the Local List in anticipation of its publication. Communities will have chance to suggest any assets they wish to see included on the Local List before it is finalised. No change.
Policy DM4 – Green Infrastructure, Open Space, Trees and Landscaping Whole - General	Policy makes no reference to outdoor sport and playing field provision. A new policy is needed that covers all aspects of sport, indoor and outdoor. A separate development management policy to cover outdoor sport is needed to bridge the gap in Core Strategy policy in relation to playing pitches. A Playing Pitch Strategy is required to provide evidence of what shortfalls/spare capacity exists and where, and which sites require capacity to be increased to accommodate demand from housing growth. A formula can then be devised to obtain contributions to increase capacity at existing sites or create new. Any new sport policy will need to reflect locally the requirements of paragraph 73 and 74 of NPPF (Sport England)	Comments noted. Preparation of the new Local Plan is at a very early stage. A full update of open space, sports and green infrastructure evidence will be commissioned to inform the new Local Plan. No change.
Policy DM4 – Green Infrastructure, Open Space, Trees and Landscaping	Are stone walls valued / included (Lower Allithwaite Parish Council)	Query noted. Stone walls are valued. Their role as ecological corridors for wildlife is covered in policy CS8.2 of the Core Strategy. No change.

Part of Document	Response	Council Response
Whole - General		
Policy DM4 – Green Infrastructure, Open Space, Trees and Landscaping Whole - General	<p>Suggest the terms used to describe this policy is amended to Blue and Green Infrastructure, greater emphasis to be given to acknowledge the need to protect and enhance watercourses and wetlands (Environment Agency)</p> <p>Advise that tree and scrub planting in new developments and supporting schemes can contribute to Natural Flood Management (Environment Agency)</p>	<p>Suggestions welcomed. Agree. We have amended the policy to refer to blue infrastructure as well as green. References are made to watercourses/bodies at 2.4.1 but we have amended the supplementary text and the policy to better cover these.</p> <p>Suggestions welcomed. Agree. Policy DM4 already refers to Sustainable Drainage Systems, which may include Natural Flood Management measures. We have amended the supporting text of DM4 to refer to the general role of green infrastructure in water and flood management. Policy DM6 amended refers to natural flood management functions in terms of encouragement of use of trees and scrub planting as part of a scheme for water storage and treatment.</p>
Policy DM4 – Green Infrastructure, Open Space, Trees and Landscaping General	<p>The emphasis here seems to be on large developments – what about new developments under 10 dwellings and developments of existing buildings? The policy here is biased away from rural areas where small sites, extensions and single dwelling redevelopment are the norm. Rurality is one of the equality characteristics in SLDC’s equalities policy. (Grange Town Council)</p>	<p>Comments noted. Rural developments are more likely to be smaller and it is not normally necessary or feasible for very small developments to accommodate or deliver significant areas of new public open space. The policy clearly states that all development proposals will be expected to contribute to GI and expects this to be achieved in an appropriate and flexible way. No change.</p>
Policy DM4 – Green Infrastructure, Open Space, Trees and Landscaping General	<p>There is a need to counteract and/ or mitigate the loss of existing individual gardens to hardstanding, ‘infill’ dwellings and permitted development extensions. (Grange Town Council)</p>	<p>Comment noted. New dwellings on infill or gardens sites are dealt with through local and national planning policy. The Council does not currently have planning powers that override</p>

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		permitted development rights in relation to this type of development, which falls under nationally-set permitted development rights.
Policy DM4 – Green Infrastructure, Open Space, Trees and Landscaping General	Consider green infrastructure to be of critical importance to the sustainability of development and communities and strongly support the Policy. Together with supporting sustainable travel, green infrastructure can coordinate with drainage systems and promote the integrated development of sites (Cumbria County Council)	Suggestions welcomed. Policy DM4 already refers to Sustainable Drainage Systems, which may include Natural Flood Management measures. The policy and supporting text refer to the wide-ranging importance of GI and the need for an integrated approach. We have amended the supporting text of DM4 to refer to the general role of green infrastructure in water and flood management. Policy DM6 amended refers to natural flood management functions in terms of encouragement of use of trees and scrub planting as part of a scheme for water storage and treatment.
Policy DM4 - Green Infrastructure, Open Space, Trees and Landscaping General	Should refer to the planting of native species in order to prevent foreign species which do not support wildlife as well (Old Hutton & Holmescales parish Council)	Suggestion welcomed. Not all non-native species are detrimental and not all native species will be appropriate in a given context. The policy refers to planting being ‘appropriate to its location and intended purpose and function’ – this is intended to encompass being appropriate in terms of species as well as other factors. We have added a reference to the policy confirming a preference for native species to be used; this will be qualified by the need for species to be appropriate to their location, purpose and function.
Policy DM4 - Green Infrastructure, Open Space, Trees and Landscaping General	<p>Welcomed, particularly:</p> <p><i>Open Space/Green Infrastructure Requirements – Quantity</i></p> <ul style="list-style-type: none"> • for allotments (800sqm/100 houses) 	Support welcomed. However, in light of other responses, we have removed this section of the policy and will reconsider requirements in the next Local Plan.

Part of Document	Response	Council Response
	(Kendal Town Council)	
DM4 Green Infrastructure, Open Space, Trees and Landscaping General	Support, well written, helpful to provide clarity on requirements for developers (workshop)	Support welcomed.
DM4 Green Infrastructure, Open Space, Trees and Landscaping General	Welcome, suggest an introductory paragraph similar in content to the second or last paragraph. 'All development proposals will'... be inserted before the section on trees (Natural England)	Suggestion welcomed. Agree. We will move the penultimate paragraph to the start of the policy to perform the role of an introductory paragraph.
Policy DM4 - Green Infrastructure, Open Space, Trees and Landscaping General	Strongly supported. Though survey did not address relative measures and quantities, a clear majority of responses cited the need to protect and enhance the landscape, environment and green spaces within villages and open countryside. Inclusion of measures to protect and enhance wildlife in net infrastructure gains is welcomed. Note the response here does not detract from the force of response regarding a strong preference for development of existing buildings over multiple property sites (Helsington Parish Council)	Comments noted.
Policy DM4 - Green Infrastructure, Open Space, Trees and Landscaping General	We welcome the inclusion of net green infrastructure gains and the protection, enhancement and incorporation of new trees, woodland and hedgerows in the policy (AONB Partnership)	Support noted.
Policy DM4 – Green Infrastructure, Open Space, Trees and Landscaping	Suggest the highest possible threshold is placed on the loss of ancient woodland as this habitat cannot practicably be re-created, suggest where impacted by development a high ratio of 30ha created for every 1 hectare lost. Suggest that new trees and other	Suggestions welcomed. Agree. We have amended the policy to better reflect national guidance and policy on Ancient Woodlands. The policy is worded to require an appropriate level of replacement on-site planting. This is

Part of Document	Response	Council Response
Trees	vegetation should be of native species (Natural England)	considered to be more flexible than requiring specific ratios as different ratios might be appropriate in each case. We have amended the policy in relation to the exceptions for trees with specific protection to require the proposed level of replacement planting in these cases. However, it is not expected that there will be such large areas of protected trees lost. We have added a reference to the policy confirming a preference for native species to be used; this will be qualified by the need for species to be appropriate to their location, purpose and function.
Policy DM4 – Green Infrastructure, Open Space, Trees and Landscaping Trees	Not all trees require protection. Some trees are of poor quality or are unsafe. (Cumbria House Builders Group)	Comments noted. The policy does not prevent the removal of trees that are unsafe or poor quality.
Policy DM4 – Green Infrastructure, Open Space, Trees and Landscaping Trees	Support for flexibility in the policy which allows proposals affecting trees subject to TPOs to proceed subject to a number of criteria (Cressbrook Developments Ltd)	Support noted.
Policy DM4 – Green Infrastructure, Open Space, Trees and Landscaping Trees	Pragmatic approach needs to be considered concerning existing trees and hedgerows that offer little value and reduce the efficient use of land for housing delivery. New trees can be placed in appropriate locations and can be actively managed to ensure green infrastructure is maintained in perpetuity (Persimmon Homes Lancashire)	Comments welcomed. Existing trees and hedgerows are of value and furthermore can be enhanced to improve their value. The policy seeks to apply a pragmatic approach that would allow for appropriate new/replacement green infrastructure where the existing arrangement genuinely hindered the most appropriate use of the site, however the priority should be to retain

Part of Document	Response	Council Response
		and enhance existing green and blue infrastructure unless the proposed replacement schemes offer a net qualitative and quantitative gain over the retention and enhancement approach. We have amended the supplementary text to make this clearer.
Policy DM4 – Green Infrastructure, Open Space, Trees and Landscaping Trees	Role of Arboricultural Officer should be made explicit and Officer decisions about existing trees and new trees integrated with DM policy.(Grange Town Council)	Suggestion welcomed. The policy covers removal and replacement of existing trees. It is not considered necessary to detail the role of individual officers. We have amended the supplementary text to better cover the role of Green Infrastructure in mitigating climate change, preventing flooding and supporting biodiversity.
Policy DM4 – Green Infrastructure, Open Space, Trees and Landscaping Trees	Insert planning guidelines for removal/replacement of existing trees, referencing their role in mitigating climate change, preventing flooding and supporting biodiversity. (Grange Town Council)	Suggestion welcomed. Agree. The policy covers removal and replacement of existing trees. We have amended the policy to indicate that in exceptional cases, where replacement planting is demonstrably not possible, then other forms of soft-landscaping/GI or off-site provision must be provided.
Policy DM4 – Green Infrastructure, Open Space, Trees and Landscaping Trees	Would like to see a separate policy for trees in private gardens: individual private dwellings are the bulk of dwellings in the district, and provide a high proportion of the planning applications affecting private gardens and the trees/shrubs within them. There is a steady stream of applications to fell this type of tree, but no policy to require one-for-one replacement. (Grange Town Council)	Suggestion noted. Policies can only control changes that occur as part of or as a result of new development. The policy covers removal and replacement of existing trees. Extra controls exist in Conservation Areas and where trees are subject to TPOs or are veteran/ancient etc. but planning policy cannot control the detailed management of individual private gardens. No change.

Part of Document	Response	Council Response
Policy DM4 – Green Infrastructure, Open Space, Trees and Landscaping Trees	There needs to be more about choosing trees that support biodiversity e.g. Small-leafed Lime, and avoiding those that do not e.g. London Plane. (Grange Town Council)	Comments noted. The policy requires that new or replacement planting must be appropriate to its location and intended purpose and function (including in terms of species, species' diversity, height and type and with a preference for native species).
Policy DM4 – Green Infrastructure, Open Space, Trees and Landscaping Trees	There is also an issue of trees contributing to blocking drains if the wrong sort are chosen; species with large leathery leaves that block public drains and take a long time to biodegrade can contribute to surface water flooding. (Grange Town Council)	Comments noted. The policy requires that new or replacement planting must be appropriate to its location and intended purpose and function (including in terms of species, species' diversity, height and type and with a preference for native species).
Policy DM4 – Green Infrastructure, Open Space, Trees and Landscaping Trees	The concept of 'amenity' as applied to trees needs definition – it should not be used as a vague synonym for 'personal preference' or 'nice landscaping'. A fuller richer definition would include contributions to biodiversity and climate change mitigation. (Grange Town Council)	Comments noted. The policy does not use the term amenity in direct relation to trees. The policy overall expects new development to value existing and new green and blue infrastructure for its many benefits.
Policy DM4 – Green Infrastructure, Open Space, Trees and Landscaping Trees	Should be a presumption against removing trees on 'amenity' grounds unless the specific benefit implied is justifiable in sustainability terms. (Grange Town Council)	Suggestion welcomed. The policy covers removal and replacement of existing trees and includes strong criteria for their removal. No change.
Policy DM4 – Green Infrastructure, Open Space, Trees and Landscaping Trees	All planting should be of native species as foreign ones do not support other wildlife well. (New Hutton Parish Council)	Suggestion welcomed. Not all non-native species are detrimental and not all native species will be appropriate in a given context. The policy refers to planting being 'appropriate to its location and intended purpose and function' – this is intended to encompass being appropriate in terms of species as well as other factors. We have added a reference to the policy confirming a preference for native species to be used; this will be qualified

Part of Document	Response	Council Response
		by the need for species to be appropriate to their location, purpose and function.
Policy DM4 – Green Infrastructure, Open Space, Trees and Landscaping Trees	<p>The policy references specifically ‘Ancient’ and ‘Veteran’ trees, those subject to TPOs or located within Conservation Areas. There are many other significant trees that should be protected from loss or harm e.g. as described in the Lancaster City Council DM document paragraphs 16.30 -16.32.</p> <p>Suggest ‘local native’ species is included in the requirement for new trees and vegetation.</p> <p>The retention of trees, hedgerows and woodland and their enhancement is important for screening new development to minimise the impact on the landscape and visual amenity as well as conserving and enhancing biodiversity - both these aspects should be covered by this policy (AONB Partnership)</p>	<p>Suggestion welcomed. The policy refers to protecting and enhancing existing trees (including single trees, tree groups, woodland and hedgerows). This is intended to mean all trees. We have amended the policy to make explicit that significant trees should be protected.</p> <p>We have added a reference to the policy confirming a preference for native species to be used; this will be qualified by the need for species to be appropriate to their location, purpose and function.</p> <p>It is not appropriate for the policy to list the many individual benefits of blue and green infrastructure. However, we have amended the supplementary text to refer to the benefits to conserving and enhancing landscape and visual amenity.</p>
Policy DM4 – Green Infrastructure, Open Space, Trees and Landscaping Quantity	<p>Not clear how you determine if an area is deficient, questions about how standards are defined. What evidence supports the standards? Should the accessibility standards not be the determining factor for open space requirements not development size? (Cumbria House Builders Group)</p>	<p>Comments noted. The standards are currently set out in the Core Strategy and are based on the existing Open Space, Sport and recreation Study. This will be updated as part of the evidence base for the next Local Plan. Both the accessibility standards and development size will be factors included in an assessment of whether and how much open space is required. The policy requires that open space must be of a type and size appropriate to the site, its context and identified local needs.</p>

Part of Document	Response	Council Response
<p>Policy DM4 – Green Infrastructure, Open Space, Trees and Landscaping</p> <p>Quantity</p>	<p>How are larger developments defined? What justification is there for large development to provide open space if the accessibility standards are met? If standards are met then it would not be consistent with the CIL Regulations to require additional open space as such space would not be fairly related to the development. (Cumbria House Builders Group)</p>	<p>Comments noted. The £200 sum relates to the financial contribution referred to but not qualified in CS8.3b. A financial contribution is an existing requirement. If a proposal did not comply with CS8.3a/b, then it would not be acceptable without either providing new space OR a financial contribution. It is considered unlikely that 5 developments would all be asked to contribute to the same space. The head of the "Open Space Requirements" section specifically states that the section relates to developments over 10 dwellings. Evidence will come from the open space, sports and recreation study (soon to be updated) and the evidence of current provision and needs held by the Councils Parks and Open Spaces Team. Even if there is no local need in a particular area for formal open space, the rest of the policy, and CS policies would still need to be complied with.</p>
<p>Policy DM4 – Green Infrastructure, Open Space, Trees and Landscaping</p> <p>Quantity</p>	<p>Not clear if you are to apply these requirements to those types of space where there is deficiency, so if there is access to Parks and Gardens you only consider the other elements. (Cumbria House Builders Group)</p>	<p>Comments noted. The policy is written to enable a pragmatic approach to the provision of new open space or the enhancement of existing, depending on what is most appropriate in the site context. The policy requires that open space must be of a type and size appropriate to the site, its context and identified local needs and states that provision can be combined.</p>
<p>Policy DM4 – Green Infrastructure, Open Space, Trees and Landscaping</p>	<p>Estimated that the requirements mean that 30% of any site is to be set aside for open space/green infrastructure, there will be other non-developable</p>	<p>The Council has recently commissioned a district wide viability study that has reviewed viability of the proposed policy requirements.</p>

Part of Document	Response	Council Response
Quantity	areas, this needs to be viability tested. (Cumbria House Builders Group)	
Policy DM4 – Green Infrastructure, Open Space, Trees and Landscaping Quantity	Extent of the various requirements will impact on numbers of houses that can be delivered on all large housing sites - will impact on number of affordable houses to be delivered. (Cumbria House Builders Group)	Comments noted. Much of this new policy provides more detail on existing requirements in the Core Strategy and/or national policy and therefore includes few new requirements. The Council has recently commissioned a district wide viability study that has reviewed viability of the proposed policy requirements.
Policy DM4 – Green Infrastructure, Open Space, Trees and Landscaping Quantity	What is civic space? Is there really a demand for allotments at every location? (Cumbria House Builders Group)	Comments noted. Civic Space is formal, often paved public space with planting, seating etc. such as at The Bird Cage, Kendal. It is an identified open space typology. The policy does not require allotments to be delivered at every location.
Policy DM4 – Green Infrastructure, Open Space, Trees and Landscaping Quantity	If accessibility standards are met and open space is not required why would there be a commuted sum payable at £200 or £250 per bed space - this is not justified. Not clear when £200 will be asked for and when £250 will be. The commuted sum requirements need to be justified and viability tested. (Cumbria House Builders Group)	This requirement simply adds detail to an existing requirement in the Core Strategy. If the accessibility standards are met, the Core Strategy requires a financial contribution to improving existing space but does not specify how much. The new policy specifies £200 per bedroom. The Council has recently commissioned a district wide viability study that has reviewed viability of the proposed policy requirements.
Policy DM4 – Green Infrastructure, Open Space, Trees and Landscaping Quantity	DMDPD is silent about approach to management of new open space, house builders would prefer local authority adoption. (Cumbria House Builders Group)	Comments noted. The policy states that the maintenance and management arrangements for new open spaces and other blue or green infrastructure provision for the lifetime of the

Part of Document	Response	Council Response
		development will be secured by way of planning obligations.
Policy DM4 – Green Infrastructure, Open Space, Trees and Landscaping Quantity	Reference to urban greening and measures such as living/green walls and roofs and roof gardens needs to refer to "could" not "should". (Cumbria House Builders Group)	Comments noted. The policy states that Measures could include living/green walls, roofs and roof gardens...etc.
Policy DM4 – Green Infrastructure, Open Space, Trees and Landscaping Quantity	Question level of compliance with legal tests for use of a S106 and role of CIL. Any request for open space contributions must therefore be supported by clearly identified proposal – directly relatable to the proposed development. Strategic open space – delivered through CIL. Specialist older person’s accommodation or age restricted housing that will not house families or children should not therefore provide contributions for play areas or open space provision for young people – this would not be directly relatable to the development (McCarthy and Stone Retirement Lifestyles Ltd and Churchill Retirement Living)	Comments noted. This policy follows on from and supports Core Strategy policies CS8.3a and CS8.3b. These policies identify when on-site provision is required and where a financial contribution to existing open spaces is required. However, CS8.3a and CS8.3b fail to provide thresholds or amounts to allow the specific requirements in each case to be determined. We have removed the hectare requirements section of the policy and will reconsider requirements in the next Local Plan. The ‘per-bedroom’ figure has been amended to ‘per-bedroom’. The figure is based upon the value of the figure currently used and evidence regarding the amounts needed to generate meaningful contributions capable of delivering benefits. The threshold for financial contributions is linked to the nationally set threshold for tariff-style contributions (10 dwellings) as indicated in Footnote 6 of the Draft DPD. CIL does not replace the need for open space/GI provision relating to individual developments as CIL is intended to provide for more strategic needs.

Part of Document	Response	Council Response
		<p>The policy clearly states that the spaces provided should be appropriate to the size and needs of the site and its context, taking a range of factors into account. The policy does not require older persons' housing to provide play areas or open spaces for young people. However, appropriate types of space should be provided on such developments e.g. amenity space for elderly/those with mobility issues living in such accommodation to get outdoors or simply see greenery from their accommodation, both of which are known to support physical and mental health and wellbeing and recovery from illness.</p>
<p>Policy DM4 – Green Infrastructure, Open Space, Trees and Landscaping Quantity</p>	<p>Should be flexibility in how Public Open Space is provided, allow for either on-site provision or a commuted sum towards an off-site provision. Any off-site provision commuted sums need to be underpinned by evidence how sum has been derived. Not clear how £200 per bedspace figure derived – needs to be policy justification for why this figure is acceptable and reasonable. (Cressbrook Developments Ltd)</p>	<p>Comments noted. The draft policy is considered to provide a pragmatic and flexible approach that allows combined provision to ensure that spaces deliver maximum benefits. The policy states that the spaces provided should be appropriate to the size and needs of the site and its context, taking a range of factors into account. We have removed the hectare requirements section of the policy and will reconsider requirements in the next Local Plan. The 'per-bedspace' figure has been amended to 'per-bedroom'. The figure is based upon the value of the figure currently used and evidence regarding the amounts needed to generate meaningful contributions capable of delivering benefits.</p>

Part of Document	Response	Council Response
DM4 Green Infrastructure, Open Space, Trees and Landscaping Evidence Base – open space requirements	Need to be sure that the bit of space required is going to be useful – for some sites, using these standards, it wouldn't be (workshop)	Comments welcomed. Agree. We have removed this section of the policy and will reconsider requirements in the next Local Plan. The policy seeks a pragmatic approach that allows combined provision to ensure that spaces deliver maximum benefits. The policy states that the spaces provided should be appropriate to the size and needs of the site and its context, taking a range of factors into account.
Policy DM4 – Green Infrastructure, Open Space, Trees and Landscaping Quantity	Welcome inclusion of a commuted sum to ensure adequate green infrastructure provision where this is not provided. This principle could be expanded in other policy areas, potentially using the environment bank approach, to provide a strategic approach to green infrastructure provision (Natural England)	Suggestion welcomed. We would welcome support and guidance from Natural England to explore this approach further.
Policy DM4 – Green Infrastructure, Open Space, Trees and Landscaping Quantity	Suggested quota has not been evidenced as appropriate and recognition that it may not be possible or appropriate to deliver on-site provision. For example, allotments are location sensitive and are likely to be unsuitable on a new build housing estate; instead they need to be readily accessible in more suitable locations (Persimmon Homes Lancashire)	Comments noted. This policy follows on from and supports Core Strategy policies CS8.3a and CS8.3b. The Core Strategy policies identify when on-site provision is required and where a financial contribution to existing open spaces is required. We have removed the hectare requirements section of the policy and will reconsider requirements in the next Local Plan. The policy does not include a specific requirement to deliver new allotments on-site, however, there may be cases where new allotment provision is appropriate as part of the GI mix. It is unclear what evidence there is to support the claim that allotments are inappropriate on new housing developments. Provision should be as accessible

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		<p>as possible to the community it serves. Demand for allotments locally is high, with waiting lists, and allotments contribute to a range of important sustainability benefits such as food security, biodiversity and opportunities for physical activity and social interaction.</p> <p>The policy states that the spaces provided should be appropriate to the size and needs of the site and its context, taking a range of factors into account. No change.</p>
<p>Policy DM4 – Green Infrastructure, Open Space, Trees and Landscaping Quantity</p>	<p>Commuted sum ask not backed up by evidence, justification and not acceptable given the Council has an adopted CIL policy. Likely to threaten viability of some schemes (Persimmon Homes Lancashire)</p>	<p>Comments noted. This policy follows on from and supports Core Strategy policies CS8.3a and CS8.3b. These policies identify when on-site provision is required and where a financial contribution to existing open spaces is required. However, CS8.3a and CS8.3b fail to provide thresholds or amounts to allow the specific requirements in each case to be determined. We have removed the hectarage requirements section of the policy and will reconsider requirements in the next Local Plan. The ‘per-bedroom’ figure has been amended to ‘per-bedroom’. The figure is based upon the value of the figure currently used and evidence regarding the amounts needed to generate meaningful contributions capable of delivering benefits. The threshold for financial contributions is linked to the nationally set threshold for tariff-style contributions (10 dwellings) as indicated in Footnote 6 of the Draft DPD. CIL does not replace the need for open space/GI provision relating to</p>

Part of Document	Response	Council Response
		individual developments as CIL is intended to provide for more strategic needs.
Policy DM4 – Green Infrastructure, Open Space, Trees and Landscaping Para 2.4.4 - Quantity	Not clear how a deficiency in allotments might be proved for new developments. A ‘range of growing opportunities including allotments’ would be a more inclusive approach and could include mini-allotments, raised beds, public planters and landscape features. (Grange Town Council)	Comments noted. We have removed the hectare requirements section of the policy and will reconsider requirements in the next Local Plan. The draft policy is considered to provide a pragmatic and flexible approach that allows combined provision to ensure that spaces deliver maximum benefits. The policy states that the spaces provided should be appropriate to the size and needs of the site and its context, taking a range of factors into account. This could include allotments where evidence demonstrates need. Allotment waiting lists are one way in which local need for allotments can be identified.
Policy DM4 – Green Infrastructure, Open Space, Trees and Landscaping Paragraph 2.4.1	Should refer to the Kendal-Lancaster Canal as a potential source of green infrastructure/open space. Better reflect that the former canal is more than just a recreational route (Canal and River Trust)	Comments noted. Neither the policy nor the supporting text refer to specific, named pieces of GI and to refer to one could result in a need to refer to many/all or risk devaluing those not mentioned. Draft policy DM10 protects the line of the Lancaster Canal and seeks that developments support and enhance its value for walking, cycling and as a green corridor. Draft policy DM5 also refers to the protection and enhancement of foot and cycle routes and green corridors. No change.
Policy DM5 – Rights of Way and other routes providing pedestrian and cycle access General	Welcomed (Kendal Town Council)	Noted.

Part of Document	Response	Council Response
Policy DM5 – Rights of Way and other routes providing pedestrian and cycle access General	Refer to former route of Lancaster Canal as a recreational route, development adjacent to the route should seek to create access to it (Canal and River Trust)	Noted. It is considered it would be more appropriate to respond to this in Policy DM10, as this covers the Lancaster Canal specifically. – Change made to Policy DM10 publication DMDPD which states ‘Development adjacent to the route should seek to create access to it’.
Policy DM5 – Rights of Way and other routes providing pedestrian and cycle access General	Survey responses included the need to protect rights of way and improve cycle ways. (Helsington Parish Council)	Noted.
Policy DM5 – Rights of Way and other routes providing pedestrian and cycle access General	Could it be more robust and include wording along the lines of routes support preferred pedestrian desire lines. (Lower Allithwaite Parish Council)	Noted. It is recognised in order to enhance the attractiveness of walking that pedestrian routes should seek to be located on recognised pedestrian routes. Change made to the policy in the publication DMDPD ‘ and seek to be located on recognised pedestrian / cyclist desire lines’
Policy DM5 – Rights of Way and other routes providing pedestrian and cycle access General	Welcome inclusion of maintaining and protecting the character as well as function of rights of way and also that the policy covers pedestrian and cycle routes that are non-definitive. Suggest include protection of visual amenity in the criteria (AONB Partnership)	Noted. The policy specifies new development should maintain and protect the character of rights of way. In the assessment of impact on character, consideration of the degree to which public visual amenity may be affected will be taken into account. Proposals should be designed in a manner that seeks to safeguard such amenity. Change made to the policy in the publication DMDPD additional wording added to policy reference to including their public visual amenities

Part of Document	Response	Council Response
<p>Policy DM5 – Rights of Way and other routes providing pedestrian and cycle access</p> <p>Other routes providing pedestrian and cycle access</p>	<p>Recreational routes are considered essential to the sustainability of communities. Better sustainable travel options can reduce the impact of traffic and help support wider public health benefits. Whilst supporting the principles of the policy there is a need for proposals to not just maintain and protect existing pedestrian and cycle routes but also enhance them. Under the heading 'Other routes providing pedestrian and cycle access' Seek changes "Proposals should seek to maintain, protect and enhance the character of other existing or proposed routes" (Cumbria County Council)</p>	<p>Noted. Where appropriate proposals should seek to enhance the character of such routes. Change made to policy in the publication DMDPD to say protect and enhance the character</p>
<p>Policy DM5 – Rights of Way and other routes providing pedestrian and cycle access</p> <p>Provision of new Pedestrian routes, Cycle routes and Green Corridors</p>	<p>Words 'must support', should be replaced by 'should seek to support'. Not always practical for new developments to provide access to sustainable forms of transport and promote active travel. (Cumbria House Builders Group)</p>	<p>Noted. Acknowledge it may not always be practical to do so by virtue of location or type of development. Change made to policy in the publication DMDPD to say 'should seek to'.</p>
<p>Policy DM5 – Rights of Way and other routes providing pedestrian and cycle access</p> <p>Provision of new Pedestrian routes, Cycle routes and Green Corridors</p>	<p>The policy also needs to make clear that provision would meet the needs of those with reduced mobility: Second sentence should read 'developments must include safe pedestrian routes enabling access for all and where feasible'.... (Cumbria County Council)</p>	<p>– Change made to policy in the publication DMDPD - reference to enabling access for all</p>
<p>Policy DM6 – Surface Water disposal, Foul Water disposal and treatment, watercourses, flood defences and</p>	<p>Policy should be deleted in its entirety, sufficient for the matter to be dealt within in County Council guidance. Requirements are onerous for large and small developments. Believe a significant amount of unnecessary detail is being requested at outline and full</p>	<p>Disagree, it is considered essential we have a policy in order to confirm the Council's position and expectations on matters of how flood risk</p>

Part of Document	Response	Council Response
<p>consideration of wider land drainage interests</p> <p>Whole</p>	<p>application stage. Policy requires detail of matters when the layout is not yet agreed - issues can be dealt with as planning conditions where they are planning related. (Cumbria House Builders Group)</p>	<p>should be addressed and managed in new developments. There is a current policy gap that needs plugging in this regard specifically with reference to expectations around sustainable drainage systems. County Council guidance is relevant and will be used by the Local Lead Flood Authority to guide how it will advise on planning applications received, however, it is not a policy document and it would not be appropriate to rely on this solely without an up to date policy.</p>
<p>Policy DM6 – Surface Water disposal, Foul Water disposal and treatment, watercourses, flood defences and consideration of wider land drainage interests</p> <p>General</p>	<p>All development proposals should prioritize the use of SUDs at an appropriate scale. (Grange Town Council)</p>	<p>Noted. The policy seeks to ensure Sustainable Drainage Systems are incorporated into the design of development proposals. Change made to the pre-submission main changes to Draft DMDPD consultation document to make clear these should be included of the right proportion and type reflecting local circumstances.</p>
<p>Policy DM6 – Surface Water disposal, Foul Water disposal and treatment, watercourses, flood defences and consideration of wider land drainage interests</p> <p>General</p>	<p>The Policy was drawn up in conjunction with the Council and is supported (Cumbria County Council)</p>	<p>Noted.</p>
<p>Policy DM6 – Surface Water disposal, Foul Water disposal and treatment, watercourses, flood defences and</p>	<p>Object to policy, not compliant with provisions of NPPF para 99-103. Policy doesn't do enough to control and if necessary refuse developments that cause flooding off site in flood sensitive areas, for example Kendal. It does</p>	<p>Noted. Change to policy pre-submission main changes to Draft DMDPD consultation document,</p>

Part of Document	Response	Council Response
<p>consideration of wider land drainage interests</p> <p>Whole</p>	<p>not achieve its aim to reduce the flood risk in the district.</p> <p>Policy does not attempt to require development to leave areas that naturally currently provide a flood storage facility, or make a positive contribution to a flooding problem area, or reduce the causes or impacts of flooding as required by NPPF.</p> <p>Policy should require developers to contribute to improving water retention on sites, and assess amount of water stored on site in winter conditions prior to development.</p> <p>Policy should ensure that a full professional understanding of the local and site situation is applied. It should also say that developers should only use SUDS where appropriate. Policy should make it clear that, if it cannot be demonstrated that the development will not cause more flooding from SUDS or water courses, or sewers downstream, development should be refused.</p>	<p>additional commentary included relating to location of development, in line with NPPF.</p> <p>Additional reference to compliance that greenfield run-off rates are stated as requirement, and reference to allowance for urban creep and climate change.</p> <p>Noted. The policy has been expanded to elaborate on the role of utilising wet natural areas of a site so they function as a Sustainable Drainage System. Further changes made to the publication DMDPD in this regard, deletion reference to utilising natural topography of a site to maximise its function as a Sustainable Drainage System feature.</p> <p>Noted. A flood risk assessment would be provided and ensure this is provided. Change made to the pre-submission main changes to Draft DMDPD consultation document to make clear assessment should be undertaken by an independent body to the applicant/developer – however, this has been deleted from the publication DMDPD.</p>

Part of Document	Response	Council Response
	(NE Kendal Flood Action Group)	See reference above – including Sustainable Drainage Systems dependent on local circumstances.
<p>Policy DM6 – Surface Water disposal, Foul Water disposal and treatment, watercourses, flood defences and consideration of wider land drainage interests</p> <p>General</p>	Interventions, such as high quality Sustainable Drainage Schemes (SuDS) in all new developments and supporting schemes can enhance natural flood management through changes to land management, increased water storage / infiltration and tree / scrub planting etc. (Environment Agency)	Noted and acknowledged
<p>Policy DM6 – Surface Water disposal, Foul Water disposal and treatment, watercourses, flood defences and consideration of wider land drainage interests</p> <p>General</p>	Policy should allow for underground storage, where appropriate, policy should allow for SUDs not to contribute to creating amenity space (Cressbrook Developments Ltd)	Noted. Underground storage can be part of a solution but only after the use of a green space or technical the site configuration would prohibit its use.
<p>Policy DM6 – Surface Water disposal, Foul Water disposal and treatment, watercourses, flood defences and consideration of wider land drainage interests</p> <p>General</p>	Consider there should be a separate condition for development and flood risk and this should acknowledge climate change impacts and state that development should be steered away from areas of flood risk and where such development is exceptionally necessary it should be designed to be safe for its lifetime without increasing flood risk elsewhere in accordance with the NPPF and associated Planning Practice Guidance (Environment Agency)	It is unclear whether meant to say ‘section’ rather than condition. Change made, pre-submission main changes to Draft DMDPD consultation document now includes additional commentary regarding location of development in accordance with NPPF and planning practice guidance. Further amendments made to the publication DMDPD.

Part of Document	Response	Council Response
	New development proposed in flood risk areas must be subject to application of the Sequential Test and where appropriate the Exceptions Test. A site specific flood risk assessment is required for sites which are described in paragraph 103 of the National Planning Policy Framework (Environment Agency)	
Policy DM6 – Surface Water disposal, Foul Water disposal and treatment, watercourses, flood defences and consideration of wider land drainage interests General	Should be some flexibility in the way the water is drained and that hard engineered solutions should not be discouraged as it may be the most cost-effective and practical method of discharge (Persimmon Homes Lancashire)	Policy is not precluding hard engineered solutions, and specifies the approach to surface water drainage should be based on evidence of an assessment of site conditions.
Policy DM6 – Surface Water disposal, Foul Water disposal and treatment, watercourses, flood defences and consideration of wider land drainage interests General	Supported, particularly following recent flooding. (Helsington Parish Council)	Noted.
Policy DM6 – Surface Water disposal, Foul Water disposal and treatment, watercourses, flood defences and consideration of wider land drainage interests General	Welcome the adoption of regulation policies that will be in the determination of planning applications. Essential that relevant documents are correctly used to assess future applications if problems are to be avoided (including Building Research Establishment BSE Digest 365 and requirements of NPPF). Important assessment processes include: -Ground water investigation report for infiltration, to ensure any unsound statements or assumptions cannot	Welcome comments. The planning application requirements are based on emerging Cumbria Design Guidance. No changes made. The publication DMDPD no longer includes these requirements, this will allow for future-proofing and flexibility and enable the Council through its Validation Checklist to update its requirements in this respect guided by local and national guidance including the Cumbria Design Guide.

Part of Document	Response	Council Response
	<p>be approved, this element has to be included in the initial application</p> <p>-Full structural hydraulic and ground investigations to ensure NPPF compliance and address BGS geological concerns</p> <p>-Geotechnical factual and interpretative reports including infiltration results, in areas at high risk, the results interpreted by the developer's consultant should be examined with extreme caution by the local lead flood authority</p> <p>(Cardrona Court Management Company Ltd)</p>	
<p>Policy DM6 – Surface Water disposal, Foul Water disposal and treatment, watercourses, flood defences and consideration of wider land drainage interests</p> <p>Surface water disposal</p>	<p>Surface water disposal – hierarchy 1, particular attention should be paid to the requirements of the NPPF. Focus appears to be upon adequacy of the geology on site to provide necessary soak away, this doesn't take account of where the water will flow or discharge off site. Need to give full attention to off-site risk in accord para 100-103 NPPF. Need to correctly use the Building Research Establishment Digest 365 to assess future applications (local resident)</p>	<p>Noted. Sloping sites or landlocked sites need details on hydrology characteristics and Hydrogeology characteristics. A qualified lab should carry out infiltration to ensure best practice during testing.</p>
<p>DM6 Surface Water Disposal, Foul Water disposal and treatment, watercourses, flood defences and consideration of wider land drainage interests</p> <p>General</p>	<p>Future proofing the policy is needed, but unlikely that hierarchy would change (workshop)</p>	<p>Noted. Policy makes reference to any subsequent replacement national standards.</p>
<p>DM6 Surface Water Disposal, Foul Water disposal and treatment, watercourses, flood</p>	<p>May not have third party agreement to discharge in place at time of application – may evolve through later discussions, although necessary to implement. Could</p>	<p>Noted. This is a matter that will be considered through the planning application. Publication</p>

Part of Document	Response	Council Response
defences and consideration of wider land drainage interests General	be that NE/EA advice has to be sought before consent given if no third party agreement (workshop)	DMDPD no longer includes reference to planning application requirements.
DM6 Surface Water Disposal, Foul Water disposal and treatment, watercourses, flood defences and consideration of wider land drainage interests General	Conditions supported, but how will they be monitored & enforced? – management companies? (workshop)	Noted. Policy includes reference to utilising planning obligations to secure management. Change made to the policy – pre-submission main changes to Draft DMDPD consultation document, additional reference to utilising management companies
DM6 Surface Water Disposal, Foul Water disposal and treatment, watercourses, flood defences and consideration of wider land drainage interests	Welcome 'hierarchy' for discharge, question whether anything further is required beyond this, will need to align with Cumbria Design Guide on highways and flooding (workshop)	Noted. The Cumbria Design Guide will be used to help inform decisions regarding application of the policy.
Policy DM6 – Surface Water disposal, Foul Water disposal and treatment, watercourses, flood defences and consideration of wider land drainage interests General	Support in principle, concern expressed level of detail required as part of planning application, in particular the cost of designing drainage in advance of development layouts etc. being agreed – represents a significant cost if drainage has to be redesigned as a result of amendments being required to the submitted planning application (workshop)	Noted. The drainage design produced for full planning should be the finished article and not considered as one of the last systems to be installed in any development. Planning application requirements are based on latest emerging guidance contained within the Cumbria Design Guide. Note the publication DMDPD deletes these.
DM6 Surface Water Disposal, Foul Water disposal and treatment, watercourses, flood defences and consideration of wider land drainage interests	Is this a blanket requirement or should it be proportionate to the size of the development? (workshop)	The policy will be applied as relevant to the proposal under consideration, however, it is essential it is applied consistently. The local authority will be advised by the Cumbria Lead Local Flood Authority regarding which aspects of the policy should be applied – especially requirement for Sustainable Drainage Systems, taking account of local and national guidance.

Part of Document	Response	Council Response
<p>DM6 Surface Water Disposal, Foul Water disposal and treatment, watercourses, flood defences and consideration of wider land drainage interests</p> <p>Surface water disposal</p>	<p>Reference to canopy cover and trees in context of flow of water – would this be better in reasoned justification? Does it apply to just one tree? Some clarification required (workshop)</p>	<p>Noted. It is recognised that trees can help to contain rate of flow of water and level of run-off. Policy includes reference to the role of trees in this respect. Change made to the policy – pre-submission main changes to Draft DMDPD, reference to trees single or multiple and also scrub planting as part of a scheme for water storage and treatment in recognition of their natural flood management function.</p>
<p>Policy DM6 – Surface Water disposal, Foul Water disposal and treatment, watercourses, flood defences and consideration of wider land drainage interests</p> <p>Surface water disposal</p> <p>First paragraph</p> <p>Additional paragraph</p>	<p>Support inclusion of the policy and the principles of ensuring the use of sustainable drainage systems within new developments. However, request that the policy is strengthened to ensure consistency with national planning policy. Suggest text is amended and additional text added to first paragraph as follows:</p> <p>'Development proposals should prioritise <u>include</u> the use of sustainable drainage systems <u>unless demonstrated to be inappropriate.</u></p> <p>Suggest additional text is added as follows:</p> <p>'When acquiring development sites, applicants are advised to consider the costs associated with drainage including the need to acquire the right to discharge to watercourse if this represents the most sustainable drainage option available'</p> <p>The public sewers in South Lakeland are managed by United Utilities. Liaison with United Utilities, who</p>	<p>Noted.</p> <p>Change made in pre-submission main changes to Draft DMDPD consultation document – reference to 'should' instead if prioritise. No change.</p> <p>Change made to the policy, additional wording added to require points of connection to be secured by planning condition where necessary and for drainage proposals for site to minimise a reliance on pumped foul drainage solutions as this is not in the interests of delivering sustainable development.</p>

Part of Document	Response	Council Response
	<p>operate a pre-development enquiry service, is essential to determine the most appropriate point of connection and rate of discharge to the public sewer network. Rates of discharge and points of connection will be secured by planning condition where necessary. Drainage proposals for sites will be expected to minimise a reliance on pumped drainage solutions as this is not in the interest of delivering sustainable development</p> <p>Applications for developments on sites which are part of wider development proposals, especially wider development plan allocations, will be expected to demonstrate how the drainage proposal for the site relate to a wider holistic drainage strategy for the entire site. Any drainage in early phases of development should have regard to future interconnecting development phases</p> <p>For proposals relating to the redevelopment of previously developed land, evidence of existing drainage arrangements, if any, should be provided'</p> <p>(United Utilities)</p>	<p>Change made – wording included within supporting text to the policy in the pre-submission main changes to Draft DMDPD consultation document.</p> <p>No change.</p>
<p>Policy DM6 – Surface Water disposal, Foul Water disposal and treatment, watercourses, flood defences and</p>	<p>This is vitally important to assessment process. To delay this to the next stage effectively means the scheme can be approved with very little chance of</p>	

Part of Document	Response	Council Response
<p>consideration of wider land drainage interests</p> <p>Ground Water investigation report for infiltration</p> <p>Full structural hydraulic and ground investigations</p> <p>Geotechnical factual and interpretive reports including infiltration results</p>	<p>challenging any unsound statements or assumptions – does not improve current situation</p> <p>This should encapsulate the potential risks off-site. More relevant with “into the ground” – soakaway installations as it will ensure NPPF compliance and address any BGS geological concerns</p> <p>In areas identified as being of high risk in the BGS, interpretive results are somewhat suspect, given these are being prepared by the developer’s consultant who has a commercial interest in “delivering a low cost package”. Imperative that the County Council exercise extreme caution and impartiality when assessing interpretive results</p> <p>(local resident)</p>	<p>Noted. Detailed comment. Policy reflects latest emerging guidance set out in Cumbria Design Guide.</p> <p>It is important to understand the influence of surrounding fields and environment this is essential in any outline planning application.</p> <p>Impartiality is essential in this respect.</p>

Part of Document	Response	Council Response
<p>Policy DM6 – Surface Water disposal, Foul Water disposal and treatment, watercourses, flood defences and consideration of wider land drainage interests</p> <p>General</p>	<p>We consider that where an assessment of site conditions is undertaken it should be carried out by an independent body to avoid the situation where the report serves the interests of the applicant because they have commissioned it. If necessary SLDC should be prepared to commission a study themselves if there are specific concerns not addressed satisfactorily in the proposal. We are also concerned that the any 'measures intended to assist with surface water management' should be identified at a very early stage in the process. We consider that for larger proposals, or those for which it is clear there will be surface water disposal issues, some of the elements should be brought forward in the matrix showing at what stage documents should be submitted so that:</p> <ul style="list-style-type: none"> • Detailed flood & drainage design drawings • Full Structural, hydraulic & ground investigations • Geotechnical factual and interpretive reports, including infiltration results • Detailed landscaping drawings <p>Should be shared with the planning authority as early as the pre-application or at least outline stage to allow sufficient time for them to be considered adequately and additional work commissioned if appropriate. We noted that flow attenuation and on site storage is not mentioned in the hierarchy and were concerned that discharges to surface water bodies should be assessed to ensure there was sufficient capacity.</p>	<p>Noted. Change made to the pre-submission main changes to Draft DMDPD consultation document. Additional reference to requirement for independent body to the applicant and/or developer to undertake the assessment. However, this reference has been deleted from the Publication DMDPD.</p> <p>Discharge points are assessed at source and to receiving pipework or watercourses.</p> <p>Future Local Plan review process and this policy will ensure the consequences of the Kendal Flooding are taken into full account.</p>

Part of Document	Response	Council Response
	<p>We would be keen to know what will be incorporated in this policy as a consequence of the publication of the Kendal Flood Investigation Report - Flood Event 5-6th December 2015 (Section 19 report) and would ask that you also refer to the Kendal Town Council response to the report and to the responses received to letters sent by the Town Council to various responsible authorities regarding flooding issues. (Kendal Town Council)</p>	
<p>Policy DM6 – Surface Water disposal, Foul Water disposal and treatment, watercourses, flood defences and consideration of wider land drainage interests</p> <p>Foul water disposal and treatment</p>	<p>Suggest that the reference to foul water disposal and treatment is removed from this policy and included as a separate policy (Environment Agency)</p> <p>A separate foul drainage policy could state that development will only be permitted where adequate sewerage infrastructure is available or can be provided within the time span of a planning approval. Connection to the public mains sewerage system is the preferred option and non-mains drainage systems will not be acceptable in sewered areas. Where connection to the mains sewerage system is not possible alternative treatment solutions will only be considered provided they comply with the requirements of the Environment Agency (Environment Agency)</p>	<p>Noted. It is considered appropriate to maintain the policy as one in this regard.</p> <p>Change made to the policy – pre-submission main changes to draft DMDPD consultation document. Additional text added to state non-mains drainage system will not be acceptable in sewered areas, and permission will only be granted provided such solutions comply with the requirements of the relevant bodies (Environment Agency)</p>
<p>Policy DM6 – Surface Water disposal, Foul Water disposal and treatment, watercourses, flood defences and</p>	<p>Currently governed by UK and European legislation with delegated powers being exercised by the Environment Agency. Presume the reference to private treatment works relates to “Klargister” type small treatment plants installed at individual households or for</p>	<p>Noted. This is covered to a degree within the policy reference need to co-ordinate delivery of development with delivery of infrastructure. Proposed additional supporting text included within Policy DM1, would ensure reference to</p>

Part of Document	Response	Council Response
<p>consideration of wider land drainage interests</p> <p>Foul water disposal and treatment</p>	<p>a small number of grouped households. These are normally installed in remote areas where there is no sewerage infrastructure, they are robust and perform well and have superseded septic tank installations. Need to ensure informed decisions are made regarding implications of such systems at pre-application stage to ensure no adverse impacts on the environment, health and wellbeing and compromise public health. On the plus side these systems will open up more remote locations for potential development in and around existing villages (local resident)</p>	<p>holistic strategy to support delivery of sites for infrastructure delivery would ensure this request is included.</p>
<p>DM6 Surface Water Disposal, Foul Water disposal and treatment, watercourses, flood defences and consideration of wider land drainage interests</p> <p>Foul Water disposal and treatment</p>	<p>What about areas not on mains sewerage? On development over a certain size, own sewerage system should be required e.g. reed bed sewerage systems (workshop)</p>	<p>Noted. Policy acknowledges that not all areas can be connected to mains sewerage, and treatment. Cannot therefore stipulate thresholds for when own sewerage system is required, or be specific about type of sewerage system.</p>
<p>Policy DM6 – Surface Water disposal, Foul Water disposal and treatment, watercourses, flood defences and consideration of wider land drainage interests</p> <p>Foul water disposal and treatment</p>	<p>With respect to the wording of this element of the policy, any wording relating to non-mains sewerage is most appropriately considered by the Environment Agency. Suggest the following deletion to the existing policy:</p> <p>In certain circumstances, a new development will be required to discharge foul water to the public sewerage system at an attenuated rate</p> <p>Also suggest the following additional wording:</p> <p>‘Points of connection will be secured by planning condition where necessary. Drainage proposals for sites will be expected to minimise a reliance on pumped foul drainage solutions as this is not in the interest of</p>	<p>Noted. See response above, change made to pre-submission main changes to Draft DMDPD consultation document in line with comments.</p>

Part of Document	Response	Council Response
	<p>delivering sustainable development. Applicants should engage with United Utilities as soon as possible where there is an intention to connect foul water to the public sewer'</p> <p>(United Utilities)</p>	
<p>Policy DM6 – Surface Water disposal, Foul Water disposal and treatment, watercourses, flood defences and consideration of wider land drainage interests</p> <p>Supporting text 2.6.1</p>	<p>Clarity required about application to all new development, including caravan and leisure sites.</p> <p>(Grange Town Council)</p>	<p>The policy will be applied to all proposals and its application determined in context of the type of proposal under consideration and locational circumstances.</p>
<p>Policy DM7 – Addressing Pollution and Contamination Impact</p> <p>Whole</p>	<p>Consider unsound, cannot expect all developments to be at least air quality neutral in terms of emissions at source amend to say 'all development must be at least air quality neutral in terms of effects at receptors"</p> <p>(GlaxoSmithKline)</p>	<p>Acknowledged it is the receptors that must not be exposed to any additional air pollutants. Change made to policy as requested in publication DMDPD.</p>
<p>Policy DM7 – Addressing Pollution and Contamination Impact</p> <p>General</p>	<p>A section referring to water quality should be added to this policy in addition to Air Quality and Noise Pollution. The possibility of contamination from former uses and its effects on the water environment and human health needs to be considered and remediated where it is present and does not apply solely to the sensitive end uses listed (Environment Agency)</p>	<p>Noted. Welcome suggestion. Reference to water quality following on from contaminated land section has been added to the policy in the publication DMDPD.</p>

Part of Document	Response	Council Response
Policy DM7 – Addressing Pollution and Contamination Impact General	Are concerned that each of the three sections of this policy are not positive enough. It appears that the reasoned justification is stronger than the policy in this respect. (Kendal Town Council)	The policy wording has been amended to make it more positive, emphasising in which circumstances development will be permitted.
Policy DM7 – Addressing Pollution and Contamination Impact General	Developers must be able to show as part of their proposal that any identified impacts are below or reduced to acceptable levels by mitigation measures where necessary and conditions applied to permissions to limit and control impacts. (Kendal Town Council)	Noted. Welcome comments. Change made to make clearer that the onus is on developers to demonstrate that the scheme will not result in any impacts of an unacceptable level. Policy wording change ‘To comply with the above, developers must be able to show as part of their proposal that any impacts are at or below acceptable levels, if necessary by use of appropriate and proportionate mitigating measures and application of limiting conditions to permissions to control impacts (both on and off-site?)’.
Policy DM7 – Addressing Pollution and Contamination Impact General	Strongly supported. Whilst issue not addressed by CLP survey, it has been since highlighted by a recent planning application and raised in Parish council meetings (Helsington parish Council)	Noted.
Policy DM7 – Addressing Pollution and Contamination Impact General	Light pollution is acknowledged in paragraph 2.7.2 and should also be covered in the policy. Light pollution can have a significant impact on tranquillity and sense of place and can be very disturbing to wildlife. There is	Agree. Consider appropriate to include reference to all forms of pollution in a generic way. Inclusion of wording in the policy in publication DMDPD describing types of pollution.

Part of Document	Response	Council Response
	potential for light pollution from internal lighting if large scale glazing is proposed (AONB Partnership)	Policy DM2 covers how the authority will determine lighting schemes.
Policy DM7 – Addressing Pollution and Contamination Impact Location of Development	First sentence should be deleted, as this would rule out redevelopment of previously developed land or site near to previously developed land. (Cumbria House Builders Group)	Noted. Disagree, that it would preclude redevelopment of such land or sites near to previously developed land. Provided exposure to pollution and contamination can be remediated or removed to acceptable levels, then new development will be considered in principle acceptable. Acknowledge as worded reference to 'negligible' could be interpreted to mean this, and therefore appropriate to remove such reference and stress where it is adequately remediated or removed to acceptable levels. Policy Change publication DMDPD - delete reference to 'is negligible... new wording added is 'adequately remediated or removed to acceptable levels.. .'
Policy DM7 – Addressing Pollution and Contamination Impact Location of Development	No development should have a negative impact on health, the environment or general amenity as a consequence of pollution or contamination. (Kendal Town Council)	Noted. Change made to Policy publication DMDPD '... will not have a negative impact on health...' delete reference to unacceptable.
Policy DM7 – Addressing Pollution and Contamination Impact Air Quality	What does air quality neutral in terms of emissions at source mean? Policy says all development must be at least air quality neutral, but supporting text says should aim to be, which is it? (Cumbria House Builders Group)	Noted. The objective is to ensure all development is at least air quality neutral. Supporting text in publication DMDPD has been amended now states must be at least air quality neutral. .

Part of Document	Response	Council Response
<p>Policy DM7 – Addressing Pollution and Contamination Impact</p> <p>Air Quality</p>	<p>Not clear how you make a scheme air quality neutral, but when this is clarified there will no doubt be cost and viability issues. (Cumbria House Builders Group)</p>	<p>It is considered there is no need to define in the policy what is meant by air quality neutral. The requirement is to ensure receptors as a result of new development are not exposed to any increased levels of air pollution set against the current baseline level. Guidance will be used to determine how schemes can be made air quality neutral and this will vary depending on the type, scale and location of proposal.</p>
<p>Policy DM7 – Addressing Pollution and Contamination Impact</p> <p>Air Quality</p>	<p>Can the policy or the explanation to the policy make clear when air quality assessments will be required? Reference to the Council's Planning Application validation checklist should not be made in policy giving the checklist a statutory status. (Cumbria House Builders Group)</p>	<p>Requirements for when an air quality assessment is required is included in Council's Validation Checklist and in guidance as stated in supporting text. It is not considered appropriate to specify within policy as guidelines and specifications for when an assessment is required may change.</p>
<p>Policy DM7 – Addressing Pollution and Contamination Impact</p> <p>Air Quality</p>	<p>Impact of air pollution on nationally or internationally protected sites and other sensitive habitats should be referred to in the policy (Natural England)</p>	<p>Noted. Inclusion of additional wording in the policy 'at receptors' will ensure wildlife and protected / sensitive environments are covered. Application of existing Core Strategy policy CS8.4 in conjunction with policies DM1, DM2 and DM7 will ensure any consequential light and noise pollution impact for wildlife, sensitive habitats and designated environment sites is fully considered where relevant.</p>
<p>Policy DM7 – Addressing Pollution and Contamination Impact</p>	<p>No development should be permitted that has a net negative effect on air quality and development which can be reasonably anticipated to have a negative effect</p>	<p>Assessments will be used as required to determine the extent to which development may have an affect non air quality. The Council will</p>

Part of Document	Response	Council Response
Air Quality	on a AQMA should be required to submit evidence to show what the effect would be as part of the proposal. (Kendal Town Council)	use these to inform decisions to determine extent of likely effects and whether these can be satisfactorily addressed.
Policy DM7 – Addressing Pollution and Contamination Impact Noise Pollution	Define noisy sports that would generate need for noise assessments. Neighbour noise requires mitigation. (Cumbria House Builders Group)	Noted. Considered not necessary to specify types of noisy sports. Guidance will be used to help determine the extent to which mitigation will be required. Reference to noise pollution has been deleted from the publication DMDPD, considered more appropriate to include a general policy that covers all forms of pollution.
Policy DM7 – Addressing Pollution and Contamination Impact Noise Pollution	Impact of both noise and light pollution on wildlife is detailed in policy. Evidence that both are particularly disturbing to wildlife as well as impacting on people's interactions with their local environment (Natural England)	Noted.
Policy DM7 – Addressing Pollution and Contamination Impact Noise Pollution	Development should not be permitted where it has an unacceptable impact on other noise sensitive uses or the occupants of the development would be subjected to an unacceptable level of noise from other uses. (Kendal Town Council)	Noted. As stated in the supporting text publication DMDPD, as a guiding principle new sensitive receptors such as residential development should be located away from existing operational activities which may generate sources of pollution, unless adequate mitigation and remediation can be provided.
Policy DM7 – Addressing Pollution and Contamination Impact Noise Pollution	Impact of noise pollution on the environment (including impact on wildlife and tranquillity) should be specifically mentioned in this policy (AONB Partnership)	It is considered other policies in conjunction with application of Policy DM7 will ensure impacts on the environment will be sufficiently considered in this respect.

Part of Document	Response	Council Response
<p>Policy DM7 – Addressing Pollution and Contamination Impact</p> <p>Contaminated Land and exposure to contamination</p>	<p>Full implementation of remediation measures for a whole site is not required prior to occupation of part of a development. In some instances this would be extremely onerous and impact on viability. (Cumbria House Builders Group)</p>	<p>Measures would be agreed on a case by case basis. The policy specifies such measures will normally be required prior to the occupation of the proposed development, it does not therefore imply in all cases.</p>
<p>Policy DM7 – Addressing Pollution and Contamination Impact</p> <p>Supporting text 2.7.1</p>	<p>New permeable hardstanding, gardens and landscaping maintenance regimes in limestone areas with underground watercourses (and / or discharging to Morecambe Bay) can create pollution. Fish are particularly at risk from surfactants and salt marsh from changes in water salinity levels. (Grange Town Council)</p>	<p>Noted.</p>
<p>Policy DM7 – Addressing Pollution and Contamination Impact</p> <p>Supporting text 2.7.2</p>	<p>Should this read ‘only light pollution is the subject of any specific policy elsewhere within this document’ or something similar? (Kendal Town Council)</p>	<p>The text refers to the fact that existing local plan policy only refers specifically to light pollution (Core Strategy Policy CS10.2) and Local Plan Policy C5 in part. The Publication document no longer refers to the relevance of current local plan policy in this regard, as this is not considered necessary at this stage in the process, it was included in the draft DMDPD document to demonstrate justification case for needing such a policy.</p>
<p>Policy DM7 – Addressing Pollution and Contamination Impact</p> <p>Supporting text 2.7.3</p>	<p>The planning application tick boxes cannot be relied on by themselves to screen out potential pollution – applicants often can’t or don’t identify pollutants in everyday activities. Unless the policy spells out the everyday causes of pollution, or refers readers to guidance elsewhere, applicants will just assume there is nothing to declare. (Grange Town Council)</p>	<p>Noted. The footnote to the document includes reference to types of pollution and sources, however, it would not be appropriate for the policy to set out all causes of pollution, the type will depend on the nature of the proposal.</p>

Part of Document	Response	Council Response
<p>Policy DM8 – High Speed Broadband for New Developments</p> <p>General</p>	<p>Policy is not required and will introduce cost and delay. It is not clear what sufficient digital connectivity means, but if it cannot be provided then planning permission will be refused presumably. Policy requires the provision of ducting and equipment but the explanations says at para 2.8.5 it could be provided in some cases, which is it? (Cumbria House Builders Group)</p>	<p>The Council considers that a policy on digital infrastructure is required. This is supported by the recent announcements in the Government’s Housing White Paper in which it is consulting on requiring local authorities to have planning policies setting out how high quality digital infrastructure will be delivered in their area. This draft policy is also supported by Cumbria County Council who are delivering the ‘Connecting Cumbria’ project. A government letter to Council leaders in March 2015 also stressed that in preparing local plans and when considering planning applications Councils should ensure wherever possible that new builds are able to access superfast broadband.</p> <p>The policy offers flexibility – it requires developments to make provision for high speed broadband where appropriate – where high speed services may not currently be feasible, the policy requires appropriate ducting and equipment so that the development is ready to be easily connected when services become available in future.</p>
<p>Policy DM8 – High Speed Broadband for New Developments</p> <p>General</p>	<p>Supported in principle, should be flexibility to allow consideration to any impacts on scheme viability these requirements might have (Cressbrook Developments Ltd)</p>	<p>Paragraph 2.8.5 offers flexibility by stating that proposals will be considered on a case by case basis taking into account the site’s location, current broadband connectivity, planned investments in the network etc.</p>

Part of Document	Response	Council Response
<p>Policy DM8 – High Speed Broadband for New Developments</p> <p>General</p>	<p>Support, include ref to definition of Superfast broadband as over 30Mbps and suggest developments of over 30 properties to be required to demonstrate they had considered the installation of Ultrafast broadband (100Mbps or more) and have a separate policy from that which is applied to smaller developments. Also need to redefine definition of superfast broadband as over 30Mbps – in line with government definition (Connecting Cumbria – Cumbria County Council)</p>	<p>The Council used the Government’s definition of 24Mbps, as explained in a 2016 Commons briefing paper, however acknowledge the Ofcom definition of 30Mbps and have amended the footnote to explain this.</p> <p>An additional requirement for sites over 30 units to provide Fibre to the Premises (FTTP) was added to the policy following a meeting with Connecting Cumbria and consulted on in the pre-publication consultation.</p>
<p>Policy DM8 – High Speed Broadband for New Developments</p> <p>General</p>	<p>Should also be a policy for mobile phone coverage given how crucial it is in supporting rural communities. (Grange Town Council)</p>	<p>The Council acknowledges that rural mobile phone coverage is an important issue but at this stage is not sure how a Development Management policy could help address this through new development proposals, but would welcome suggestions.</p>
<p>Policy DM8 – High Speed Broadband for New Developments</p> <p>General</p>	<p>Supported. Poor broadband speed locally was cited as an issue in consultation responses, though this may have been, to some extent, mitigated by the advent of fibre optic connectivity (Helsington Parish Council)</p>	<p>Noted.</p>
<p>Policy DM8 – High Speed Broadband for New Developments</p> <p>General</p>	<p>Policy should also cover other telecommunications and energy infrastructure. Communications infrastructure located outside the AONB can impact on the setting of and views into and out of the AONB. Installations and associated equipment should be sited and designed to minimise visual impact on the surrounding landscape and should not adversely affect the AONB and its setting. Policies should adequately cover the potential</p>	<p>This policy is about encouraging high speed digital infrastructure to serve new developments – not about controlling the development of new infrastructure such as pylons. It wouldn’t therefore be appropriate to cover energy infrastructure in this policy.</p> <p>It is considered that there are other policies in the South Lakeland Local Plan (including existing and</p>

Part of Document	Response	Council Response
	impacts of large scale projects such as the North West Coast Connections Project (AONB Partnership)	proposed policies) that will provide an appropriate policy framework for such proposals.
Policy DM8 – High Speed Broadband for New Developments Opening statement	Policy should say ‘all developments not “two or more” should have provision for fast broadband. (Old Hutton & Holmescales Parish Council)	The threshold of two was included to align with Article 8 of the EU Directive, which stated that Member States may provide for exemptions from the obligations, in particular single dwellings and cases where costs may be disproportionate, and in the recognition that there will be many cases, particularly for single developments in rural areas where it would be impractical to require high speed ready buildings. However the policy does allow for flexibility and consideration on a case by case basis.
Policy DM8 – High Speed Broadband for New Developments Opening statement	Think it should be for all developments not 2 or more (Lower Allithwaite Parish Council)	See above.
Policy DM8 – High Speed Broadband for New Developments Opening statement	All developments (not just two or more) should have fast broadband or provision for it. A hyperfast network is being installed to all homes and businesses that want it in New Hutton so if it can be done in this very rural parish it can be done anywhere. (New Hutton Parish Council)	See above.
Policy DM8 – High Speed Broadband for New Developments General	Welcomed. (Kendal Town Council)	Noted.

Part of Document	Response	Council Response
<p>Policy DM8 – High Speed Broadband for New Developments</p> <p>Paragraph 2.8.3</p>	<p>Reference to Openreach should be removed to give equality to all providers. Experience in the parish has shown that Openreach has often given incorrect information and very little information about local wireless providers of broadband (Old Hutton & Holmescales Parish Council)</p>	<p>Openreach has been specifically cited due to the 2016 agreement that was signed between the UK Government, BT Openreach and the Homebuilders Federation to deliver superfast broadband to new build homes and specifically the new free online planning tool for builders. However in recognition of the importance of alternative providers the supporting text of the policy has been amended to require developers to also engage with other providers, particularly in areas where Openreach do not provide an adequate fibre service.</p>
<p>Policy DM8 – High Speed Broadband for New Developments</p> <p>Paragraph 2.8.3</p>	<p>Paragraph 2.8.3 refers only to Openreach. Other providers offer a free assessment service and are local companies. Either all should be named or references to Openreach should be removed as inclusion will introduce bias to the policy. (New Hutton Parish Council)</p>	<p>See above.</p>
<p>Policy DM9 – Parking Provision, new and loss of car parks</p> <p>General</p>	<p>Explain what County Council guidelines are being referred to. If parking standards are to be considered on a case by case basis using published guidelines to be used flexibly, is there a need for such a policy? (Cumbria House Builders Group)</p>	<p>Noted. The policy refers to Cumbria County Council guidelines; these are currently set out in the Parking Guidelines in Cumbria 1997, however, they will soon be superseded by those set out in the Cumbria Design Guide. It is considered there is a need to have a policy in order to make clear how the Council will determine what might be considered an acceptable level of provision to serve a particular proposal</p>

Part of Document	Response	Council Response
Policy DM9 – Parking Provision, new and loss of car parks General	What is the minimum standard for disabled parking spaces? (Cumbria House Builders Group)	Provision of disabled parking spaces will be considered in accord with guidelines. These are not considered to be minimum guidelines or standards. Consequently, it is appropriate to delete reference to minimum standards. Change made to the policy publication DMDPD – deletion reference to ‘minimum standards’.
Policy DM9 – Parking Provision, new and loss of car parks General	Numerous factors that will be taken into account in determining car parking standards but how does an applicant know what these are when designing a scheme. (Cumbria House Builders Group)	The policy makes it clear that the County Council published guidelines will be used and applied flexibly in determining amount of car parking provision that any development will be required to provide. Applications will be treated on a case by case basis, taking account of a range of factors as detailed in the policy.
Policy DM9 – Parking Provision, new and loss of car parks General	Could car parking standards be appropriately tabulated, as the location of them on the CCC website is not easy to find (Ashton Planning)	Noted.
Policy DM9 – Parking Provision, new and loss of car parks General	Does a low emission vehicle need less car parking space than a higher emission vehicle? (Cumbria House Builders Group)	The policy includes a factor ‘encouragement of use of low emission vehicles’ in determining level of provision, however, this is more in the context of ensuring there is adequate infrastructure to support such vehicles i.e. electric car charging points.
Policy DM9 – Parking Provision, new and loss of car parks	Support flexible application of the Cumbria County Council guidelines, in many cases, applying the guidelines recommendations will lead to an unattractive street scene that is dominated by parking. List of	Support welcomed.

Part of Document	Response	Council Response
General	determining factors is supported and will ensure that each scheme is considered on its merits. Other sustainable transport options are an important consideration and should influence on the parking provision that is required on a site (Persimmon Homes Lancashire)	
Policy DM9 – Parking Provision, new and loss of car parks General	Developments in rural areas without safe foot/ cycle/bus access to local amenities should provide parking space for mobile services. As the population ages and public transport system shrinks, there will be more need for services to come to homes and neighbourhoods. (Grange Town Council)	Noted. This may not always be practicable or appropriate, and therefore considered inappropriate to include.
Policy DM9 – Parking Provision, new and loss of car parks General	Concerned that new development should not increase problems in areas already ‘suffering from significant on-street parking problems’. Using ‘where possible’ makes this policy too weak – if a proposal has other overriding benefits they should be identified by the applicant as part of the proposal. (Kendal Town Council)	Important to acknowledge that it may not always be achievable to provide greater levels of provision in areas suffering from significant on-street parking problems, and therefore where the case alternative measures to address the issue will be required. Policy changed to reflect this. Each application will be treated on its own merits in this regard, and overall benefits of a scheme taken into account. Change made to the policy – publication DMDPD, reference to where possible deleted.
Policy DM9 – Parking Provision, new and loss of car parks General	Supported. Areas of existing parking difficulty were highlighted in responses (Helsington Parish Council)	Support welcomed.

Part of Document	Response	Council Response
Policy DM9 – Parking Provision, new and loss of car parks General	The policy should acknowledge that very careful consideration should be given to appropriate location, scale and design within the AONB in the context of the highly sensitive landscape (AONB Partnership)	Noted. Other policies within the AONB DPD alongside policies DM1, DM2 seek to ensure account is taken of the highly sensitive landscape of the AONB in determining possible effects of any development in this respect.
Policy DM9 – Parking Provision, new and loss of car parks	Query whether the policy relating to parking provision is too prescriptive, particularly with regard to a minimum standard for disabled parking spaces, and whether there would be flexibility built in (Overview and Scrutiny Committee)	Noted. Provision of disabled parking spaces will be considered in accord with guidelines. These are not considered to be minimum guidelines or standards. Consequently, it is appropriate to delete reference to minimum standards. Change made to the policy – publication DMDPD in this respect.
Policy DM9 – Parking Provision, new and loss of car parks	Minimum standard of disabled parking provision could this be as and when requested otherwise lots of places will just stand empty. (Lower Allithwaite Parish Council)	Noted. See above.
Policy DM9 – Parking Provision, new and loss of car parks New and loss of Car Parks section	In the last paragraph of the Policy there is a need to replace ‘Manual for Streets’ with ‘Cumbria Design Guide’ (Cumbria County Council)	Noted. Change made as requested in publication DMDPD.
Policy DM10 – Safeguarding land for transport infrastructure improvements General	Support, pleased to see the policy and supporting text do not only seek to protect the line of the former Lancaster Canal but also seeks to maximise opportunities for its enhancement and wider public use, recognising its potential multi-functional nature (Canal and River Trust)	Support welcomed

Part of Document	Response	Council Response
Policy DM10 – Safeguarding land for transport infrastructure improvements General	Transport Infrastructure should include reference to safe cycle routes. (Grange Town Council)	Noted. Acknowledge that cycle routes form part of the portfolio of transport routes, and therefore explicit reference to such routes in the policy would be appropriate. Change made, reference to cycle schemes included in policy – Publication DMDPD.
Policy DM10 – Safeguarding land for transport infrastructure improvements General	Welcomed. We are particularly keen to ensure options for schemes such as a ‘northern relief route’ are protected from development that might restrict viability. (Kendal Town Council)	Noted. This policy seeks to ensure land that may be required as part of any possible options that may help realise delivery of such schemes is not compromised by new development.
Policy DM10 – Safeguarding land for transport infrastructure improvements General	Is not opposed. This issue was not addressed in our CLP survey (Helsington parish Council)	Noted
Policy DM11 – Accessible and Adaptable Homes General	Housing with increased accessibility standards will help to ensure homes can meet the through life requirements of occupiers. This will help residents remain in their own homes should their needs change while also reducing pressure on domiciliary and residential/extra housing. In this respect we would strongly support Policy DM11 in promoting the category 2 accessible and adaptable homes standard. (Cumbria County Council)	Noted
Policy DM11 – Accessible and Adaptable Homes General	Unclear how percentages have been derived, or why all new buildings should meet provisions of standard M4(2). Not all buyers will require this standard, and it may effectively mean purchasers pay more for something they may not need or desire. (Home Builders Federation)	The Council considers that general application across all new development is appropriate because: - Accessible and adaptable homes are not just suitable for people with current issues – they are practical homes for everyone at various life stages.

Part of Document	Response	Council Response
		<ul style="list-style-type: none"> - It is very difficult to predict the specific proportion of people that may develop issues in future in order to justify a specified percentage – it shouldn't be a percentage based purely on the proportion of the population that currently have mobility issues. - Lifetime Homes were generally encouraged on all schemes through the Core Strategy, and given that the M4(2) standards are broadly equivalent the Council considers it justified to consider that these standards set an appropriate benchmark for all new housing in the district. - The Council has an older than average housing stock which is generally less accessible and adaptable – therefore it is important that as many new homes as possible are accessible and adaptable to increase the overall proportion of suitable housing in the total housing stock.
Policy DM11 – Accessible and Adaptable Homes General	Support (Lower Allithwaite Parish Council)	Noted
Policy DM11 – Accessible and Adaptable Homes General	Assumption because Lifetime Homes standard was included within the initial viability assessment only the difference need applied, this is overly simplistic, not least because build costs have risen. Also reference in paragraph 37 because of the increase in size this will attract additional sales revenues - whilst this may occur to some extent there is a market driven price cap within areas, therefore it is unlikely developers will be able to	A fully updated viability assessment has been commissioned. The government's cost impact study suggests the new M4(2) standards will cost less to implement than Lifetime Homes. The Council acknowledges that build costs have increased since its last viability evidence was

Part of Document	Response	Council Response
	achieve the linear relationship between additional size and additional revenue assumed in the viability analysis. Any consequent increase in price will also have a negative impact upon affordability. Further evidence is required and policy amended accordingly. (Home Builders Federation)	prepared and fully up to date build cost assumptions will be used in the new study.
Policy DM11 – Accessible and Adaptable Homes General	Support in principle for new homes to be constructed in a way that allows them to be adapted to meet changing needs of occupants over time, it is important policy continues to be drafted in a manner that accepts exemptions. Acknowledgement that physical characteristics, scheme viability and high quality design need to be considered when determining whether a scheme can contribute to delivering adaptable housing is supported (Cressbrook Developments Ltd)	Agreed, it is considered that the policy offers the required flexibility to allow for exemptions where required.
Policy DM11 – Accessible and Adaptable Homes General	Welcomed, however we were concerned that the tests for exemptions, between them, give considerable latitude to developers to claim they cannot meet the standard. It should be clear that this exemption must be justified for each dwelling individually within the development, not applied to the site as a whole. It will be rare that none of the dwellings on multiple dwelling sites can meet the standard and some mitigation could be provided by developing some to an enhanced standard. Of particular concern is the threshold applied when considering the effect on viability. (Kendal Town Council)	Agreed that it could be made clearer in the policy or justification text that exemptions would only apply to the minimum number of dwellings required, not whole schemes, to make clear that this is the intention.
Policy DM11 - Accessible and Adaptable Homes	Strongly supported. Respondents cited concerns about the need for this because of ageing population (Helsington Parish Council)	Noted and agree with ageing population justification. Support welcomed.

Part of Document	Response	Council Response
General		
Policy DM11 - Accessible and Adaptable Homes General	Likely to reduce affordability (Persimmon Homes)	It is accepted that the standards will have a small impact upon space and the sales values of houses, thus impacting upon affordability. The government's cost impact study however estimates this to be in the region of £520 for a 3 bedroom house, which in South Lakeland tend to sell for around £200,000 so it is considered the impact on affordability would be very low. However this is being tested through the viability study that is underway.
Policy DM11 – Accessible and Adaptable Homes Evidence Base	Challenges to published SLDC evidence, believe it doesn't support a case for 100% of new build homes to be accessible and adaptable. Believe current evidence may support a case for 15% of dwellings to be accessible and adaptable, but needs proper testing. Suggest establishing the percentage of homes where persons may require Accessible and Adaptable Dwellings and apply that to newly built homes on schemes above a certain minimum threshold to houses of a certain size and type, in appropriate locations and always subject to a viability assessment. The Council may then wish to consider the factors referred to in Planning Practice Guidance – thresholds 3 bed + properties, key and principal service centres and apply to bungalows, retirement homes, sheltered homes or care homes and a % of 3+ new build homes. (Cumbria House Builders Group)	The Council considers that general application across all new development is appropriate because: <ul style="list-style-type: none"> - Accessible and adaptable homes are not just suitable for people with current issues – they are practical homes for everyone at various life stages. - It is very difficult to predict the specific proportion of people that may develop issues in future in order to justify a specified percentage – it shouldn't be a percentage based purely on the proportion of the population that currently have mobility issues. - Lifetime Homes were generally encouraged on all schemes through the Core Strategy, and given that the M4(2) standards are broadly equivalent the Council considers it justified to consider that these standards set an appropriate benchmark for all new housing in the district.

Part of Document	Response	Council Response
		<p>- The Council has an older than average housing stock which is generally less accessible and adaptable – therefore it is important that as many new homes as possible are accessible and adaptable to increase the overall proportion of suitable housing in the total housing stock.</p> <p>With regards viability assessment, the Council has commissioned a district wide viability study that factors in the new standards. The draft policy wording does allow for flexibility where exceptional viability issues may arise on a specific site.</p>
Policy DM11 – Accessible and Adaptable Homes Viability	Will have viability implications, need for larger dwellings will increase CIL costs. Should assume a neutral position on sales values. A comprehensive viability assessment needs to be produced and scrutinised. (Cumbria House Builders Group)	A full viability assessment has been commissioned and the results of this will be used to amend the draft policy if necessary. The Council disagrees that an increase in space would not increase the value of a property.
DM11 Accessible and Adaptable Homes Viability	General consensus impact of requirements on viability in respect of larger homes would be minimal. On smaller houses / starter homes raises questions of impact on cost of individual homes and viability, a larger plot size would be required, impact on relative costs of road infrastructure, land costs, densities etc. (workshop)	Agreed that impacts of standards may be felt more in smaller homes, due to the space implications – this is being tested through the viability study.
DM11 Accessible and Adaptable Homes Viability	Overarching issue: viability – 35% affordable + CIL + more cost associated with optional standard = no delivery / less (workshop)	The cumulative impact of policies will be examined in the forthcoming district wide viability assessment.
DM11 Accessible and Adaptable Homes	Shouldn't just be looking at the additional costs per dwelling, the standards will result in an increased space	The government's cost impact study, which has been relied upon at this stage of policy drafting

Part of Document	Response	Council Response
Viability	demand – this will have implications for plot sizes, densities on sites etc. with knock on impacts on viability (workshop)	did take into account space implications and costed these accordingly. However this will be examined through the Council’s forthcoming viability assessment.
Policy DM11 – Accessible and Adaptable Homes Application of policy	Optional standards are intended to apply to new build homes not conversions and policy needs to make this clear. (Cumbria House Builders Group)	The application of the optional standards is explained in the Building Regulations Approved Document M.
DM11 Accessible and Adaptable Homes Application of policy	Blanket requirement approach does not take into account needs or requirements of various groups or desirability of older and disabled persons to be situated closer to services and facilities. (Home Builders Federation)	The ‘blanket approach’ ensures that all new homes are suitable for a wide range of people, and will help them adapt as their needs changes. These homes are particularly well suited to older people and people with mobility issues, but they are homes suitable for everyone and shouldn’t be targeted just towards those with specific needs.
DM11 Accessible and Adaptable Homes Application of policy	Not supported due to impact on deliverability and generic application to all development. Some sites will be inappropriately located. (Persimmon Homes)	The Council should not be permitting inappropriately located housing in any case – it is considered that if a location is considered suitable for housing, then that housing should be of a good standard that is suitable for any future occupier. The draft policy does allow for exemptions from the requirement where specific circumstances justify this.
DM11 Accessible and Adaptable Homes Application of policy	Type of housing needs to be considered, some are easier to adapt than others. Need to consider cost and enhancing the specific of the build for future adaptation, will result in an increase in selling price; thereby reducing affordability. The Council took the decision not to implement National Space Standards for reasons	This is the point of the policy, to ensure that wherever possible, homes are designed and built so that they are easily adaptable in future, thus reducing the cost and effort of later adaptations, and reducing costs to individuals and avoidable

Part of Document	Response	Council Response
	of costs to developers and purchasers. Same arguments apply for affordable homes too which the policy and supporting evidence does not explore. (Persimmon Homes Lancashire)	extra demands on very stretched social care budgets.
DM11 Accessible and Adaptable Homes Application of policy	May be more cost effective to put resource into adapting the homes that need adapting rather than making all adaptable (workshop)	The idea of this policy is to look to the future – many people buying new homes may well need to make adaptations in future and this policy is intended to make sure such adaptations are as cost effective and simple as can be - for private individuals paying this saves them costs and potentially saves them having to move home, and importantly where public budgets are used such as the disabled facilities grant it ensures that extremely stretched funds are used as effectively as possible.
DM11 Accessible and Adaptable Homes Application of policy	Some requirements not necessary but others e.g. door widths / corridor widths are helpful to all – some new houses' doorways can't fit furniture through to get it in (workshop)	Agreed that many of the features are suitable and desirable for all homes as they result in practically designed layouts and spaces that benefit everyone.
DM11 Accessible and Adaptable Homes Application of policy	Could a percentage be subject to the new requirement? In line with demographic evidence (workshop)	The Council will continue to review its evidence as the policy is progressed to determine whether more support exists for a specified percentage. However as previously stated the Council does consider that the standards set an appropriate benchmark for all new homes, and given that the Council previously encouraged Lifetime Homes on all new developments it considers there is logic in continuing this approach.

Part of Document	Response	Council Response
DM11 Accessible and Adaptable Homes Application of policy	Does it need to be made clearer it only relates to new build dwellings? (workshop)	The applicability of the standards is made clear in the Building Regulations Approved Document M.
DM11 Accessible and Adaptable Homes Application of policy	General welcome of the elements of flexibility introduced by exceptions caveats (workshop)	Support welcomed. Flexibility in the policy will be maintained.
DM11 Accessible and Adaptable Homes Application of policy	Suggested that requests for adaptations are minimal in reality, most people prefer to move to bungalows / other house types. More appropriate to focus on bungalow provision and ways of securing them rather than adaptable homes (workshop)	The Council is consistently advised by the development industry that bungalows are very difficult to deliver therefore it is not considered that the Council could rely on bungalow provision in lieu of these standards, given the very small proportion of bungalows that are built. The Council does of course continue to encourage bungalows as part of a mix of housing types on sites. Many adaptations will be carried out by private individuals at their own cost and will not therefore be 'requested' due to homeowners not being eligible for the means tested disabled facilities grant. The number of adaptations coming through the grant system will not therefore paint the full picture of the adaptations needed or undertaken.
DM11 Accessible and Adaptable Homes Application of policy	Shouldn't just be looking at the additional costs per dwelling, the standards will result in an increased space demand – this will have implications for plot sizes, densities on sites etc. with knock on impacts on viability (workshop)	Agreed, this will be considered as part of the forthcoming viability assessment.
Policy DM11 – Accessible and Adaptable Homes	Disappointed that SLDC have not adopted the optional space standards. Consider there is sufficient developer profit in some areas of South Lakeland to	The Council will continue to consider this issue as the DPD progresses as it acknowledges that it is a finely balanced issue.

Part of Document	Response	Council Response
Nationally described space standard	accommodate the standards. Also existing viability evidence factored in Lifetime Homes which must have had space implications. Standards could still be applied flexibly if genuine viability problems. (Grange Town Council)	The Council will also follow national policy changes closely as the recently published Housing White Paper has intimated that the government may be considering more local flexibility with regards space standards in recognition that a 'one size fits all' approach may not be suitable.
Policy DM11 – Accessible and Adaptable Homes Nationally described space standard	Support non-introduction of optional nationally described space standard, as this would not only have significant impacts upon affordability, it would also reduce choice. Many developers have entry level two, three and four bed properties, some of which may not currently meet the standard. These properties provide a valuable product for those with a need for a certain of bedrooms, due to family or other requirements, but who are unable to afford larger two, three and four bed properties. Consequent increase in costs and reduction in variety would have a further detrimental effect upon affordability and delivery. (Home Builders Federation)	Noted, the Council continues to consider this issue.
Policy DM12 – Self-Build and Custom Build Housing General	Support in general, but need to be clear in areas of strong demand there is no mandatory requirement to provide self-build plots. (Home Builders Federation)	It is considered that the word 'encourage' in the draft policy makes clear that this is not a mandatory requirement.
Policy DM12 – Self-Build and Custom Build Housing General	Support (Lower Allithwaite Parish Council)	Noted.
Policy DM12 – Self-Build and Custom Build Housing General	Developers will not embrace self-build or custom build housing on their developments with any enthusiasm. Best assistance authority can provide to self-builders is to increase affordable housing thresholds, as the	This is a broad statement on viability, and until the Council has updated its viability evidence it cannot support or refute this statement. The issue of thresholds will be considered as part of

Part of Document	Response	Council Response
	threshold of three or more dwellings outside Principal and Key Service Centres means a self-build scheme of more than two dwellings is not practical or viable. (Cumbria House Builders Group)	the viability assessment. The Council's current approach does allow for flexibility in requiring affordable housing contributions where viability evidence can be provided on a case by case basis.
Policy DM12 - Self-Build and Custom Build Housing General	Positive to see policy encourages and does not impose an element of self-build plots, however, there is no allowance for considering how this might impact upon scheme viability (Cressbrook Developments Ltd)	It should be noted that this policy is not requiring self-build plots, but encouraging them where there is high demand. As the policy will only seek to encourage self-build plots on larger sites in areas with high demand, this has not been factored into the viability study as a blanket requirement as in reality it may only occur in a very small number of cases.
Policy DM12 - Self-Build and Custom Build Housing General	Welcomed (Kendal Town Council)	Noted.
Policy DM12 - Self-Build and Custom Build Housing General	Strongly supported being particularly suited to the Parish's rural nature. Whilst self-build and custom-build were not specifically addressed in the CLP survey, there is a clear theme in responses that smaller scale developments are much preferred. Specifically, conversion of existing buildings and infill in large gardens were strongly supported for additional housing. This implies there would be strong support for self-build and custom-build (Helsington Parish Council)	Noted and support welcomed.
Policy DM12 - Self-Build and Custom Build Housing General	Need to clarify how this policy will work alongside the AONB DPD. We would welcome further discussion with the Council on this matter as part of the preparation of the final documents (AONB Partnership)	New general introductory text has added into the DMDPD to make clear how it will relate to the policies in the AONB DPD and how they will be applied.

Part of Document	Response	Council Response
DM12 Self-Build and Custom Build Housing	Welcome provision for self/custom build in this policy (workshop).	Noted and support welcomed.
DM12 Self-Build and Custom Build Housing	National requirement to offer Self-Build plots to supply demand (workshop)	The Council is aware of its duties under the self and custom housebuilding Act and actively monitors both the demand for self-build and the number of plots being granted permission.
DM12 Self-Build and Custom Build Housing	Register not been well promoted so demand falsely limited (workshop)	The Council has promoted the register to self-build groups and will continue to promote it.
DM12 Self-Build and Custom Build Housing	Small 1-2 house plots could meet demand – record permissions granted that qualify as Self-Build (workshop)	Agreed that many single plot developments are self-build. The Council monitors self-build permissions as those that have been granted CIL self-build exemptions so has a robust procedure in place.
DM12 Self-Build and Custom Build Housing	Wrong to assume all Self-Builders want grand design, detached on large plot – some want highly sustainable terraced house (workshop)	Agreed, it is acknowledged that some self-builders will choose this option as a more affordable route to home ownership and it is considered that the draft policy offers support for a range of self-build proposals.
DM12 Self-Build and Custom Build Housing	Supportive positive stance in terms of supporting opportunities on the edge of smaller villages and hamlets, these would be the kind of plots sought after (workshop)	Support noted and welcomed.
DM12 Self-Build and Custom Build Housing	Questioned whether scope for a more flexible approach out-with the development boundaries of the service centres which are tightly drawn (workshop)	The issue of development boundaries of the service centres will be reviewed as part of the work on the single Local Plan.

Part of Document	Response	Council Response
DM12 Self-Build and Custom Build Housing	Has conversion of disused public buildings been considered; question as to whether this would be of interest to self-build community (workshop)	Noted, not specifically referred to in policy, but the Council's existing policy framework would offer support for such proposals.
DM12 Self-Build and Custom Build Housing	Consideration should be given to allocation of sites specifically for self-build (workshop)	Noted, this document however is focussed on development management policies. The issue of allocating sites for self-build will however be considered as part of the new single Local Plan, which will be allocating sites for development.
Policy DM13 – Housing Development in Small Villages and Hamlets General	Whilst self-build and custom build dwellings are encouraged, affordable threshold of 3 dwellings will preclude anything but schemes of one or two dwellings for such groups. Little interest from HA's in providing affordable housing in small villages and hamlets - so CS6.3 is counterproductive. (Cumbria House Builders Group)	Consideration is being given to a self-build affordable housing product, which would be of particular help in the delivery of schemes of 3 or more dwellings within the requirements of policy CS6.3. No change.
Policy DM13 – Housing Development in Small Villages and Hamlets General	There is a need for the Policy to ensure development does not give rise to an unacceptable impact on highway safety and for provision to be made for safe movements by vehicle, on foot and by bike. Additional criterion should be added: 'Creating new safe and adequate pedestrian, cycle and vehicle movements, connectivity with the surrounding area and parking / servicing, in a manner that doesn't cause unacceptable undue traffic generation, disturbances or highways safety issues in the locality' (Cumbria County Council)	It is considered that the requirements for safe and adequate pedestrian, cycle and vehicle movement etc. in draft policy DM1 (criterion 5) addresses this issue sufficiently in regard to development in Small Villages and Hamlets and need not be repeated in policy DM13. No change.

Part of Document	Response	Council Response
<p>Policy DM13 – Housing Development in Small Villages and Hamlets</p> <p>General</p>	<p>Generally supported, but strongly opposed where the number of dwellings is greater than 3. Proposed housing development in Brigsteer contrary to SLDC's own policy and the wishes of the Parish Council has proven to be impractical, unsuitable in quantum and timing for local needs and divisive. It is also contrary to the expressed majority opinion of CLP respondents as a suitable way of meeting local affordable housing needs (Helsington Parish Council)</p>	<p>It is considered that the reference to appropriate 'scale' of development in criterion 1 is sufficient to ensure the amount of development is suitable to the context. There may be cases in larger villages where a development of more than 3 dwellings is acceptable.</p> <p>The reference to proposed housing in Brigsteer relates to the housing site allocation in the Local Plan, initiated locally to deliver some affordable housing with cross subsidy from market housing. It should be noted that the proposed policies in the DM DPD will not apply within the National Parks, as recently extended, including Brigsteer. No change.</p>
<p>Policy DM13 – Housing Development in Small Villages and Hamlets</p> <p>General</p>	<p>Need to clarify how this policy will work alongside the AONB DPD. We would welcome further discussion with the Council on this matter as part of the preparation of the final documents (AONB Partnership)</p>	<p>Clarification added to the introductory section of the DPD to explain how it will be applied alongside the AONB DPD.</p>
<p>Policy DM13 – Housing Development in Small Villages and Hamlets</p> <p>Criterion 1</p>	<p>Think this is too vague what does appropriate to scale form and character mean as well as cumulative incremental development – This leaves itself open to a big variety of interpretations. (Lower Allithwaite Parish Council)</p>	<p>The interpretation of policy will depend on the individual circumstances relating to each site. It is not considered appropriate (or practical) for the policy to introduce more specific requirements. Proposals would also have to be considered against other relevant policies, including (for example) DM1 on General Requirements for Development and policy DM2 on Design.</p> <p>The forthcoming single Local Plan will provide opportunity to review its wording in the light of experience. No change.</p>

Part of Document	Response	Council Response
<p>Policy DM13 – Housing Development in Small Villages and Hamlets</p> <p>Criterion 4</p>	<p>Not clear what services a village or hamlet should have to qualify as a settlement where new development would be acceptable, what "good access to services" means.</p> <p>Not clear what distance constitutes good access and whether or not good access means public transport only which would perhaps rule out most small villages and hamlets. (Cumbria House Builders Group)</p>	<p>The draft policy would not require a small village or hamlet where a proposed site is located to have services, but criterion 4 requires that where there are no services in the village, that the applicant demonstrates good access to services in other nearby villages or service centres. Examples of relevant services include a primary school and local shop.</p> <p>No change</p>
<p>DM13 Housing Development in Small Villages and Hamlets</p> <p>Criterion 4</p>	<p>What services are being referred to in the policy (workshop)</p>	<p>Examples of such services would include a primary school or local shop.</p> <p>No change.</p>
<p>DM13 Housing Development in Small Villages and Hamlets</p> <p>Criterion 4</p>	<p>Care needed in categorising settlements e.g. bus services not subsidised any more (workshop)</p>	<p>Noted</p>
<p>Policy DM13 – Housing Development in Small Villages and Hamlets</p> <p>Criterion 4</p>	<p>It needs to be made clear in the reasoned justification of the Policy what is meant by good access to services. For example many small villages in South Lakeland will not have any access to a bus service (Cumbria County Council)</p>	<p>The majority of small villages and hamlets will not have access to public transport. See options in response to Cumbria HBP above.</p>
<p>Policy DM13 – Housing Development in Small Villages and Hamlets</p> <p>Criterion 5</p>	<p>Limiting development to minimum of 10 dwellings and with services, or good access to services, will mean many small villages and hamlets will not qualify as suitable for development– likely result a reduction in delivery of housing, given these localities have historically contributed significantly to levels of district housing completions. (Cumbria House Builders Group)</p>	<p>It is considered that a settlement size of 'normally 10 or more dwellings' provides appropriate guidance on the minimum size of a small village or hamlet, while allowing some flexibility for slightly smaller settlements to be also be considered on their merits. However a settlement size in low single figures is considered too small and risks promoting sporadic development in the countryside. No change</p>

Part of Document	Response	Council Response
<p>Policy DM13 – Housing Development in Small Villages and Hamlets</p> <p>Criterion 5</p>	<p>Minimum of 10 dwellings is too large. The Parish Council favours a flexible approach in the context of the criteria for rounding off and infilling, the minimum size of hamlet being 5 dwellings. Several former farms in the parish have been converted to dwellings but a minimum of 10 would prevent any rounding off and infilling at sites which would be ideal and this would be particularly harmful to young people wanting to self-build (Old Hutton & Holmescales Parish Council)</p>	<p>It is considered that a settlement size of ‘normally 10 or more dwellings’ provides appropriate guidance on the minimum size of a small village or hamlet, while allowing some flexibility for slightly smaller settlements to be also be considered on their merits. However a settlement size in low single figures is considered too small and risks promoting sporadic development in the countryside.</p> <p>Clusters of dwellings provided by the conversion of farm buildings in isolation will not normally be regarded as a settlement comprising a small village or hamlet, and would in most cases continue to be regarded as part of the open countryside. (Policy DM13 would replace the current policy approach of ‘infilling and rounding off’ set in Core Strategy policy CS1.2.)</p> <p>Change made - additional text added to criterion 5, excluding groups of houses arising solely or mainly from the conversion of farms in isolation.</p>
<p>Policy DM13 – Housing Development in Small Villages and Hamlets</p> <p>Criterion 5</p>	<p>A minimum hamlet size of 10 seems arbitrary. It would limit organic growth to only one group of houses in New Hutton. Bearing in mind that a requirement exists for a successful planning application to fulfil the criterion of either rounding off or infill, the Parish Council favours a minimum size for a hamlet to be 5 houses. This would introduce more flexibility and scope for organic growth in the parish. (New Hutton Parish Council)</p>	<p>It is considered that a settlement size of ‘normally 10 or more dwellings’ provides appropriate guidance on the minimum size of a small village or hamlet, while allowing some flexibility for slightly smaller settlements to be also be considered on their merits. However a settlement size in low single figures is considered too small and risks promoting sporadic development in the countryside. No change.</p>

Part of Document	Response	Council Response
<p>Policy DM13 – Housing Development in Small Villages and Hamlets</p> <p>Additional Criterion</p>	<p>Need to add an additional criterion 6 – provided that “creating new safe and adequate pedestrian, cycle and vehicle movements, connectivity with the surrounding area and parking / servicing, in a manner that doesn’t cause unacceptable undue traffic generation, disturbances or highways safety issues in the locality” (Cumbria County Council)</p>	<p>Considered unnecessary as it duplicates an element of Policy DM1. No change.</p>
<p>DM13 Housing Development in Small Villages and Hamlets</p> <p>Small villages and hamlets</p>	<p>Should require proven need for new properties to avoid over-supply / empty houses / second homes (workshop)</p>	<p>The Core Strategy requires 11% of the district’s housing supply to be provided from windfall sites in small villages, hamlets and the open countryside. The Core Strategy does not restrict the occupation of dwellings in these locations, except where requiring that 35% of dwellings are affordable and for local occupancy on sites of 3 or more dwellings. As a continuing good supply of (market) housing in small villages, hamlets and the open countryside is required to meet Local Plan targets it is not considered necessary that need be proven.</p> <p>No change</p>
<p>DM13 Housing Development in Small Villages and Hamlets</p>	<p>Concern especially for self-builders in Small Villages and Hamlets – too complicated and may raise viability issues (workshop)</p>	<p>Policy DM13 is likely to result in an increase in the supply of site opportunities for those interested in self-build or custom build. In general most sites are likely to be greenfield with lower constraints and less abnormal costs. Additionally sites of 1 or 2 dwellings will have no requirement to provide a proportion of affordable housing.</p> <p>No change.</p>
<p>Policy DM14 – Rural Exceptions Sites</p>	<p>If clear evidence of local support is required schemes such as the 100% affordable housing scheme at Haggs Lane, Cartmel would not come forward. Don’t need</p>	<p>Criterion 1 is already part of adopted Core Strategy policy CS6.4.</p>

Part of Document	Response	Council Response
General	evidence of viability of a 100% affordable housing scheme - if it is not viable it will not progress. (Cumbria House Builders Group)	Change made - deleted criterion 1. All proposals will remain subject to consultation with local communities and stakeholders.
Policy DM14 – Rural Exception Sites General	It is not clear whether the policy is for new buildings; rural exception sites are allowed by national policy if they involve the conversion of disused buildings such as barns (Old Hutton & Holmescales Parish Council)	The policy relates principally to new build development and is in accordance with national policy on rural exceptions sites. The conversion of disused building to residential use in many cases does not require planning permission as the 2015 General Development Order permits change of use of agricultural buildings to residential use, subject to prior approval on a number of matters. In addition, current and proposed Local Plan policy supports in principle the conversion of redundant traditional buildings. For conversions to comprise rural exception sites would require them to be contrary to current policy. No change
Policy DM14 – Rural Exception Sites General	The word “development” is ambiguous because for some policies it is used to mean “change” but in this policy it means “the building of a new house”. It should be made clear that the policy refers to new building. (New Hutton Parish Council)	While in most cases Policy DM14 would apply to proposals to build new houses, it could possibly apply to a conversion or redevelopment to residential use which would not otherwise be acceptable within national or local policy but which would be acceptable if most or all of the units were provided as affordable housing. No change.
Policy DM14 – Rural Exception Sites	Generally supported adhering to the criteria set but evidence from a recent consultation from a recent planning application reflects that ‘open market’ housing	Noted.

Part of Document	Response	Council Response
General	in support of affordable homes is very strongly opposed (Helsington Parish Council)	
Policy DM14 – Rural Exception Sites General	Need to clarify how this policy will work alongside the AONB DPD. We would welcome further discussion with the Council on this matter as part of the preparation of the final documents (AONB Partnership)	This policy both in its current form and as revised by policy DM14 would also apply within the Arnside/Silverdale AONB. No change
Policy DM14 – Rural Exception Sites General / Criterion 3	The policy of allowing new building in rural areas only if they are affordable homes in perpetuity has completely failed in this parish. Houses cannot be built for the price they could be sold for. The policy should be changed to require not that they are affordable homes but that they have a local occupancy/ownership condition in perpetuity. (New Hutton Parish Council)	Policy DM14 would bring local policy into line with national policy in allowing a small proportion of open market dwellings on rural exception sites where evidence indicates this is required to achieve site viability. The purpose of the rural exceptions sites policy nationally is to accept development on sites which not otherwise be permitted where they provide affordable housing. The policy could therefore not be amended to exclude affordable housing provision. It is important to note however all affordable dwellings in South Lakeland also have a local occupancy condition requiring the occupants to live or work within South Lakeland. No change
Policy DM15 – Essential Dwellings for Workers in the Countryside General	Again it should be made clear that this policy refers to new-build homes. Workers' homes could be created by the conversion of disused buildings. (New Hutton Parish Council)	While the policy will apply almost entirely to new build dwellings, there may be cases where an extension, conversion or re-use for residential purposes (where planning permission is required) would not be acceptable unless justified through application of policy DM15. No change

Part of Document	Response	Council Response
Policy DM15 – Essential Dwellings for Workers in the Countryside General	Supported. This is supported by the positive survey response to affordable homes in consideration that farming is a major industry of the parish (Helsington Parish Council)	Noted.
Policy DM15 – Essential Dwellings for Workers in the Countryside General	Add criterion to ensure that any new dwellings are sited to minimise the impact on the surrounding area, well designed and well-related to existing agricultural buildings or other dwellings. Not clear that the criteria also apply to temporary accommodation. Change wording to clarify this (AONB Partnership)	Criterion 7 already notes that new dwellings should be located within or adjacent to the existing farm or business. In addition it is considered that the requirements for the design and location of new development in policies DM1 and DM2 are sufficient when applied in conjunction with policy DM15. No change. Change made – sentence added to the penultimate sentence in the policy to make it clear that policy DM15 also applies to temporary dwellings, where a business has been established for less than three years.
Policy DM15 – Essential Dwellings for Workers in the Countryside General	No mention of new agricultural buildings for animals which if in remote areas can lead to subsequent requests for house because of security and animal welfare issues (Lower Allithwaite Parish Council)	Agree – a policy on new agricultural buildings in rural areas is now included in the DPD. Change made (see policy DM25 in Publication DPD and Appendix 7 below).
Policy DM15 – Essential Dwellings for Workers in the Countryside Paragraph 4.5.2	Should be made clear that this policy is for new buildings and not the conversion of disused ones (Old Hutton & Holmescales Parish Council)	While the policy will apply almost entirely to new build dwellings, there may be cases where an extension, conversion or re-use for residential purposes (where planning permission is required) would not be acceptable unless justified through application of policy DM15. No change

Part of Document	Response	Council Response
DM15 Essential Dwellings for Workers in the Countryside Criterion 5	Specify within 3 years instead of two. (SLDC Development Management)	Change made: It is agreed that extending the requirement in criterion 5 is reasonable, such that the applicant demonstrate that within three years (rather than two) that no dwelling had been sold, transferred or in any way made unavailable.
Policy DM16 – Conversion of Buildings in Rural Areas General	Somewhere in this policy there should be mention of the NPPF right to convert disused buildings such as barns to dwellings without the need to go through normal planning procedures. It is not clear how the two differ. (New Hutton Parish Council)	The conversion of disused buildings in rural areas to residential use in many cases does not require planning permission as the 2015 General Development Order permits change of use of agricultural buildings to residential use, subject to prior approval on a number of matters. This is stated in supporting paragraph 5.1.2. However DM16 would apply both in any cases where permission is still required and in assessing those matters requiring prior approval in the cases of permitted development. No change.
Policy DM16 – Conversion of Buildings in Rural Areas General	Strongly supported. This was the most favoured form of development cited in responses to our CLP consultation (Helsington Parish Council)	Support noted
Policy DM16 – Conversion of Buildings in Rural Areas Criterion 1 [later renumbered criterion 2]	The meaning of 'significant' needs to be defined. Failure to give this will result in inconsistency across the District (Old Hutton & Holmescales Parish Council)	It is considered appropriate that the meaning of 'significant' is determined at the planning application stage, taking account of the characteristics of each case. No Change

Part of Document	Response	Council Response
Policy DM16 – Conversion of Buildings in Rural Areas Criterion 1 [later renumbered criterion 2]	Perhaps too restrictive in terms of not allowing any extension or significant alteration – how is this defined (workshop)	The proposed wording is considered appropriate and necessary to ensure the protection of the character of traditional buildings in the open countryside. No change
Policy DM16 – Conversion of Buildings in Rural Areas Criterion 1[later renumbered criterion 2]	The word “significant” is important and needs definition in the policy otherwise there will be inconsistency across the District. For instance, would reconstruction of the roof be included in “significant”? (New Hutton Parish Council)	It is considered appropriate that the meaning of ‘significant’ is determined at the planning application stage, taking account of the characteristics of the property and proposals in each case. No Change.
Policy DM16 – Conversion of Buildings in Rural Areas Criterion 3 [later renumbered criterion 4]	There is the need to add ‘ <u>safe</u> ’ to the start of the criteria so it reads ‘safe road access is in place...’ (Cumbria County Council)	Agree. Add ‘safe’ before ‘road access’ in criterion 3 [criterion 4 after renumbering]. Change proposed.
Policy DM16 – Conversion of Buildings in Rural Areas Criterion 5 [later renumbered criterion 6]	In point 5 it is not clear what “readily available” means. Nor is “utilities” defined; for instance, would provision of, or for, fast broadband (DM8) be included in “utilities”? (New Hutton Parish Council)	If utility companies indicated that their services could not be provided to a proposed site, then it would be judged they were not ‘readily available’ and become a consideration under this criterion. This would not normally include high speed broadband but policy DM8 would require residential development of 2 or more dwellings to demonstrate how they will provide future occupiers with significant digital connectivity. No change
Policy DM17 – Retention of Community Facilities	Support inclusion as safeguards cultural facilities, however, urge caution on relying on viability as justification for loss of a community or cultural facility,	Noted. Under the policy, applicants will be asked to submit evidence to show the extent to which the facility fulfils a need in the locality. This is

Part of Document	Response	Council Response
	and instead recommend there is more emphasis on community need. (Theatres Trust)	specified in the policy and the supporting text makes reference to what is likely to be included within the written evidence. *
Policy DM17 – Retention of Community Facilities	Strongly supported. Village Hall is highly valued by the community, Wheatsheaf local pub is also highly valued and often helps with local events including those at the Village Hall. The Parish Council does not intend, currently, their inclusion in the Community Asset Register. (Helsington Parish Council)	Noted. Support welcomed.
Policy DM18 – Tourist accommodation – caravans, chalets, log cabins, camping and new purpose built self-catering accommodation (outside the AONB) General	Should require that the provision of infrastructure and facilities for caravan and leisure parks is sufficient, well landscaped and sustainable in nature. (Parking/hardstanding, adequate drainage, foot and cycle links). (Grange Town Council)	No change made. Not considered necessary. New Policy DM1– General requirements for all development - refers to delivery of necessary infrastructure needs (surface and foul water disposal), and maintain and creating new safe and adequate pedestrian, cycle and vehicle movements and connectivity...and new policy DM4 – deliver net green infrastructure gains.... No change made.
Policy DM18 – Tourist accommodation – caravans, chalets, log cabins, camping and new purpose built self-catering accommodation (outside the AONB) General	Is there any way of addressing the increasing use of private houses and flats for air b & b? Some lower cost accommodation in tourist areas, which used to house local workers, is now being devoted solely to air b & b, which further decreases the amount of affordable accommodation. (Grange Town Council)	No change made. Policy DM18 relates to caravans, chalets, log cabins, camping and new purpose built self-catering accommodation and similar structures which primarily provide accommodation in temporary and mobile units. Difficult to see how could manage /enforce pop – up air B and B development.
Policy DM18 – Tourist accommodation – caravans, chalets, log cabins, camping and new purpose built self-	Not opposed in principle, but there is no evidence of significant support for this kind of development in the Parish. (Helsington Parish Council)	Noted

Part of Document	Response	Council Response
catering accommodation (outside the AONB) General		
Policy DM18 – Tourist accommodation – caravans, chalets, log cabins, camping and new purpose built self-catering accommodation (outside the AONB) Caravans, chalets, log cabins and camping	Does it address the potential issue where chalet developments begin to swamp local villages and settlements? Cartmel peninsula – settlements with more chalets than main residencies – cumulative impact not addressed. (Lower Allithwaite Parish Council)	<p>Change made. Under the new policy, as part of a managed approach to sustainable tourism, the Council will seek to ensure that proposals for new caravan and camping sites are located within the most sustainable locations in accordance with its Core Strategy Policies CS1.1 and CS1.2. Proposals for new sites will be expected to be located sequentially within or adjoining either a Principal, Key or Local Service Centre. This is where there are key services and facilities and where there are opportunities to reduce the need to travel by car.</p> <p>The policy, as amended, reiterates NPPF Paragraph 28, in that rural diversification proposals supporting existing agricultural and other land based rural businesses for new sites or extensions / intensifications to existing sites will be supported, subject to meeting several policy criteria that seek to ensure that environmental impacts are minimised and where appropriate, mitigated.</p> <p>All proposals for both new sites and extensions to, or intensifications within existing sites, will be supported subject to meeting several policy criteria. One of the criteria, criterion (a), states that development shall 'be of a scale and design appropriate to the locality'. This aligns with the NPPF and Core Strategy Policies (CS1.1, CS7.6).</p>

Part of Document	Response	Council Response
	<p>Inspection regime needs to be required for residency issues. (Lower Allithwaite Parish Council)</p>	<p>Change made. Under the policy, all proposals for both new sites and extensions to and intensifications within existing sites, will be assessed against policy Criterion (b) 'not have an adverse impact (individually or cumulatively) on the countryside or coast, in terms of landscape, character and visual amenity'.</p> <p>No change proposed. The Council's Development Management Group already have the ability to inspect sites where the residency of static caravans is an issue. This is currently carried out, when necessary, on a case by case basis.</p>
<p>Policy DM18 – Tourist accommodation – caravans, chalets, log cabins, camping and new purpose built self-catering accommodation (outside the AONB)</p> <p>Caravans, chalets, log cabins and camping</p> <p>Criterion 1</p>	<p>There should be no requirement for new sites to be "normally associated with existing buildings or facilities". The word 'associated' implies that existing buildings and facilities must be adjoining or adjacent or part of the development site. In certain circumstances it may be preferable for landscape, biodiversity, highways etc. – reasons for the new accommodation to be in a different location to existing buildings and facilities. (Mr T Wilson)</p>	<p>The October 2016 public consultation version of DM18 did in fact include the word 'normally' in criterion 1.</p> <p>Change made. The new Policy has been re-structured. The proposed policy wording has been significantly changed. As part of a managed approach to sustainable tourism, the Council will seek to ensure that proposals for new caravan and camping sites are located within the most sustainable locations in accordance with its Core Strategy Policies CS1.1 and CS1.2. Proposals for new sites will be expected to be located sequentially within or adjoining either a Principal, Key or Local Service Centre. This is where there are key services and facilities and where there are opportunities to reduce the need to travel by car.</p> <p>The policy, as amended, reiterates NPPF Paragraph 28, in that rural diversification</p>

Part of Document	Response	Council Response
		proposals supporting existing agricultural and other land based rural businesses for new sites or extensions / intensifications to existing sites will be supported, subject to meeting several policy criteria that seek to ensure that environmental impacts are minimised and where appropriate, mitigated.
<p>Policy DM18 – Tourist accommodation – caravans, chalets, log cabins, camping and new purpose built self-catering accommodation (outside the AONB)</p> <p>Caravans, chalets, log cabins and camping</p> <p>Criterion 2</p>	<p>Endorse overall approach to tourist accommodation, as set out in Policy, in terms of it encouraging appropriate tourism development, and supports inherent flexibility built within policy which recognises that there is an evolving visitor demand for different types of tourist accommodation. Specific requirements set out in requirements 1-4 of the policy are endorsed.</p> <p>However, under criterion 2 add wording to say site is contained '<u>where feasible</u>' within '<u>any</u>' existing landscape features – in order to acknowledge not all sites have existing landscape features within which new development can be contained.</p> <p>Also add additional words. Additional effective landscaping may be needed to supplement proposals and to minimise/avoid harmful landscape impacts <u>in particular where there are limited/no existing landscape features</u>; and,...</p> <p>(Bourne Leisure)</p>	<p>Noted.</p> <p>No change (to wording as specifically suggested by respondent). Consider that by including the word landform – then this would relate to all sites.</p> <p>Other change to wording made – New Policy re-structured. New Policy states that for 'all proposals, both new sites and extensions to, and intensifications within existing sites, shall: be capable of being effectively screened by landform, trees or planting. Additional effective landscaping may be needed to supplement proposals and to minimise/avoid harmful landscape impacts'. (Criterion c).</p> <p>Change made, new Policy re-structured. See above response, (new policy criterion (c)).</p>

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<p>Policy DM18 – Tourist accommodation – caravans, chalets, log cabins, camping and new purpose built self-catering accommodation (outside the AONB)</p> <p>Caravans, chalets, log cabins and camping</p> <p>Criterion 3</p>	<p>Should be redrafted to fully reflect approach taken to sustainable development in national policy. Need to take a pragmatic approach with regard to development proposals that have the potential affect biodiversity. Policy needs to recognise that, in some cases, development that might affect biodiversity assets may be acceptable, subject to the provision of appropriate mitigation and/or compensatory measures. Specific development also have the potential to improve the layout and landscaping of the Park, which in turn can provide new habitats and a net gain in biodiversity value. Suggest redrafting criterion 3 as follows:</p> <p>For both new site and site extensions, proposals <u>should demonstrate a balance between the protection of biodiversity assets and the scheme’s social and economic benefits</u>, and <u>either</u> seek to raise the environmental value of the proposal site in terms of biodiversity <u>where feasible, or seek to provide appropriate mitigation or compensatory measures</u> and</p> <p>...</p> <p>(Bourne Leisure)</p>	<p>No change made as to the suggested wording. However, note that the new policy is restructured and text changed from the Oct. 2016 public consultation. In terms of sustainable development, the decision maker needs to balance the social and economic benefits against the environmental assets. This is a judgement using the relevant plan policies; reading the Plan as a whole. Core Strategy Policy CS1.1 – Sustainable Development Principles, point 9 applies, referring to all developments meeting the social and economic needs of local communities and point 11 – ‘...support for tourism... needs to be balanced with protecting and enhancing the attractiveness of the area’.</p> <p>The policy includes several criteria, (a) to (h), against which all proposals for new sites and extensions to and intensifications within existing sites, will be assessed. Criteria include those that seek to ensure that environmental assets are protected and enhanced (and mitigation provided where appropriate) and that proposals demonstrate the delivery of tangible local economic benefits. Core Strategy Policy CS8.4 states that; ‘All development proposals should: protect, enhance and restore the biodiversity and geodiversity value of and buildings...’. DM Policy DM4 Green and Blue infrastructure; states that ‘All development proposals will result in net green and blue infrastructure gains’. DM Policy DM1 – Requirements for all developments, criterion 6, states that ‘...development will be acceptable</p>

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		provided it: ensures the protection and enhancement of existing ecological networks and biodiversity assets. Additional text for DM1 (Publication version) says that for 'non-designated assets where this is demonstrably not possible, mitigation or, as a last resort, compensation will be requiredetc.' The South Lakeland Habitats Regulations Assessment for the Development Management Policies Document (version Oct 2016), advised that then Criterion 3, now (F), should be amended to readproposals should protect biodiversity assets and seek to ... '.
<p>Policy DM18 – Tourist accommodation – caravans, chalets, log cabins, camping and new purpose built self-catering accommodation (outside the AONB)</p> <p>Caravans, chalets, log cabins and camping</p> <p>(Un-numbered paragraph in policy, following immediately after Criterion 4) and reasoned justification Paragraph 5.3.5.</p>	<p>Reference to not having impact on setting of the Arnside and Silverdale AONB or National Parks should be deleted. (Mr T Wilson)</p>	<p>No change made. It is considered that the text relating to proposals not having an adverse impact on the setting of the AONB is necessary and appropriate. Core Strategy Policy CS8.2, 6th bullet point down, applies. No change made.</p>
<p>Policy DM18 – Tourist accommodation – caravans, chalets, log cabins, camping and new purpose built self-</p>	<p>The reference to 'new build purpose built self – catering (excluding caravans) outside development boundaries will only be permitted in exceptional circumstances', needs amending by adding in brackets 'chalets and log cabins' otherwise, probably inadvertently, the policy will</p>	<p>Change made, (but not exactly the same wording as suggested by the respondent). Policy says that '...proposals for new build purpose built self-catering accommodation (excluding development classed as caravans and camping) outside</p>

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<p>catering accommodation (outside the AONB)</p> <p>Un-numbered policy text re. new purpose built self-catering accommodation outside development boundaries and Paragraph 5.3.4.</p>	<p>allow caravans but no chalet and log cabins. The same amendment should be made in the reasoned justification at paragraph 5.3.4. (Mr T Wilson)</p> <p>Same amendment should be made in the reasoned justification. (Mr T Wilson)</p>	<p>development boundaries, will normally only be permitted in exceptional circumstances.</p> <p>No change made in the supporting text, as per the suggestion by the respondent.</p>
<p>Policy DM18 – Tourist accommodation – caravans, chalets, log cabins, camping and new purpose built self-catering accommodation (outside the AONB)</p> <p>(Un-numbered paragraph in policy, following immediately after Criterion 4) and reasoned justification Paragraph 5.3.5.</p>	<p>Welcome the inclusion of a reference to the setting of the AONB in the policy. (Arnside & Silverdale AONB Partnership).</p>	<p>Noted.</p>
<p>Policy DM18 – Tourist accommodation – caravans, chalets, log cabins, camping and new purpose built self-catering accommodation (outside the AONB)</p> <p>General</p>	<p>The permanent siting of touring caravans adjacent to or near to the boundary of the AONB can have adverse impacts on the landscape character of the AONB, its setting, views into and out from the AONB. Would welcome inclusion in the policy of controls on the length of time tourers can stay on a pitch, such as 28 days</p>	<p>No change made to the proposed new policy concerning specific controls, e.g. suggested 28 day limit, on the length of time touring caravans can stay on a pitch. With regard to sites that include pitches for touring caravans, if there are associated landscape impacts, then Development Management can require appropriate landscaping. Note that Policy DM18 text says</p>

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	only, and also on the storage of caravans on site over the winter. (Arnside and Silverdale AONB Partnership).	that 'In order to minimise environmental or landscape impacts, the Council will consider the need to impose planning conditions to (1) restrict the opening period(s) for proposed touring caravan pitches and (2) control the storage of caravans over the winter period.
<p>Policy DM18 – Tourist accommodation – caravans, chalets, log cabins, camping and new purpose built self-catering accommodation (outside the AONB)</p> <p>General</p>	The impact of increased traffic from new sites on local roads into and across the AONB will also need to be considered. (Arnside and Silverdale AONB Partnership).	Noted. The impact from traffic is considered in DM Policy DM1 – General Requirements for all development.
DM18 – Tourist Accommodation – caravans, chalets, log cabins, camping and new purpose built self-catering accommodation.	Query re: the growth in the number of holiday chalets and lodges to be in line with the expansion of nearby towns. (South Lakeland District Council's Overview and Scrutiny Committee)	<p>Change made. Under the new policy, as part of a managed approach to sustainable tourism, the Council will seek to ensure that proposals for new caravan and camping sites are located within the most sustainable locations in accordance with its Core Strategy Policies CS1.1 and CS1.2. Proposals for new sites will be expected to be located sequentially within or adjoining either a Principal, Key or Local Service Centre. This is where there are key services and facilities and where there are opportunities to reduce the need to travel by car.</p> <p>The policy, as amended, reiterates NPPF Paragraph 28, in that rural diversification proposals supporting existing agricultural and</p>

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		<p>other land based rural businesses for new sites or extensions / intensifications to existing sites will be supported, subject to meeting several policy criteria that seek to ensure that environmental impacts are minimised and where appropriate, mitigated.</p> <p>All proposals for both new sites and extensions to, or intensifications within existing sites, will be supported subject to meeting several policy criteria. One of the proposed criteria, criterion a), states that development shall 'be of a scale and design appropriate to the locality'. This aligns with the NPPF and Core Strategy Policies (CS1.1, CS7.6).</p>
<p>Policy DM18 – Tourist accommodation – caravans, chalets, log cabins, camping and new purpose built self-catering accommodation (outside the AONB)</p> <p>General</p>	<p>Tourist accommodation – caravans, chalets, log cabins, camping and new purpose built self-catering accommodation – Planning applications made under this heading seem to be viewed more favourably than building in a hamlet. Is this not discrimination? (New Hutton Parish Council)</p>	<p>Change made. Under the new policy, as part of a managed approach to sustainable tourism, the Council will seek to ensure that proposals for new caravan and camping sites are located within the most sustainable locations in accordance with its Core Strategy Policies CS1.1 and CS1.2.</p> <p>Proposals for new sites will be expected to be located sequentially within or adjoining either a Principal, Key or Local Service Centre. This is where there are key services and facilities and where there are opportunities to reduce the need to travel by car.</p> <p>The policy, as amended, reiterates NPPF Paragraph 28, in that rural diversification proposals supporting existing agricultural and other land based rural businesses for new sites or extensions / intensifications to existing sites will</p>

Part of Document	Response	Council Response
		be supported, subject to meeting several policy criteria that seek to ensure that environmental impacts are minimised and where appropriate, mitigated.
Policy DM19 – Equestrian related development General	Field shelters for horses should be screened by planting native bushes and trees. This parish has a number of shelters and they are visually obtrusive in the landscape. (Old Hutton & Holmescales Parish Council)	No change made. The new policy refers to ‘... they should be well screened and take advantage of the contours of the land and any existing natural screening...’. It is considered that natural screening includes native tree and shrub planting. Policy DM2 – Achieving Sustainable High Quality Design, point 2, refers to ‘...development is located sympathetically within the built and natural landscape, by avoiding; buildings and other features situated on the top of a slope / ridge location or in another position that would be unduly prominent...’. Policy DM4 - is also relevant, covering landscaping and trees.
Policy DM19 – Equestrian related development General	No comment (Helsington Parish Council)	Noted.
Policy DM19 – Equestrian related development General	Field shelters for horses are intrusive in the landscape if they protrude above the landscape. They should be screened by the planting of native species of bushes and trees. This policy has been used by the Parish Council for many years. (New Hutton Parish Council)	No change made. The new policy refers to ‘... they should be well screened and take advantage of the contours of the land and any existing natural screening...’. It is considered that natural screening could include native tree and shrub planting. Policy DM2 – Achieving Sustainable High Quality Design, point 2, refers to ‘...development is located sympathetically within the built and natural landscape, by avoiding; buildings and other features situated on the top of

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		a slope / ridge location or in another position that would be unduly prominent...'.Policy DM4 - is also relevant, covering landscaping and trees.
Policy DM19 – Equestrian related development General	There is no difference between developments outside villages and those within village settlements. (Lower Allithwaite Parish Council)	Change made. The Policy has been re-structured, so that it is split into large scale development and small scale commercial and non-commercial equestrian development. For large scale commercial proposals, applicants will be expected to demonstrate that in identifying sites a sequential approach has been followed. Large scale proposals should be located on the edge of existing settlements which are accessible; a principal, key or local service centre, where there is adequate road and servicing infrastructure. Also, demonstrate that the re-use of existing buildings on site for related equestrian use is not appropriate before new or replacement buildings are considered. For small scale and non-commercial proposals, priority in the first instance is given to the re-use and conversion of existing buildings, before new or replacement buildings. New building(s) and /or associated structures should be located within or adjacent to an existing group of buildings... <i>policy continues.</i>
Policy DM19 – Equestrian related development General	Within the AONB, equestrian development has the potential to have a significant impact on landscape character and visual amenity. Large scale equestrian development should not be permitted within the AONB	No change made. Large scale equestrian development within the AONB would be covered (once adopted policy), within the emerging Arnsdale and Silverdale AONB DPD. Proposed Policy AS01 - Development Strategy, includes the

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	and this should be made clear in the policy (AONB Partnership)	policy approach to major development within the AONB.
Policy DM19 – Equestrian related development General	Important that the size and scale of any development is of a minimum necessary size and should not encroach upon open countryside. Any equipment such as jumps or transporter vehicles should be stored appropriately and not impact on the visual amenity of local character. Wish this to be included in the policy. (AONB Partnership)	No change made. Suggested text is not considered realistic; to not encroach on the open countryside. Change made. Criterion 1 applying to all development refers to ‘...schemes individually or cumulatively, will not harm the landscape and character of the area...’. No change made concerning the suggested text re. the size and scale of development should be of a minimum necessary size. Criterion 1 refers to Scale, design of buildings and the intensity of the use is appropriate to the site location and surroundings....
Policy DM19 – Equestrian related development General	The impact on tranquillity of increased traffic on the rural roads and increased activity generally should also be taken into account. (AONB Partnership)	No change made. Traffic impact is considered in Policy DM1 – General Requirements for all development, criterion 5 refers.
Policy DM19 – Equestrian related development Criterion 1	The ‘design’ of any buildings and the ‘nature’ as well as the intensity of the use must be appropriate to the landscape character and included in the policy. Reference to external lighting could also be included. (AONB Partnership)	Change made - ‘design’ added to criterion (1), so that it reads ‘ the scale and design of any buildings and the intensity of use...’ . The same criterion also refers to ‘...being appropriate to the site location and surroundings...’. No change made– re. the inclusion of respondent’s suggested text ‘nature’.
DM19 – Equestrian Related Development. Bullet point 1	Include reference to external lighting and appropriate consideration of landscape character. (AONB Partnership)	Change made. New policy criteria for all development. Criterion (2) refers to external lighting and the need to minimise impacts on the

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		landscape and Criterion (3), new text; 'the proposal will not have an unacceptable adverse impact upon dark countryside skies through the external lighting of facilities'. Criterion (1) refers to '... not harm the landscape and character of the area...'
Policy DM19 – Equestrian related development Criterion 2	Any new development and/or associated infrastructure should be designed and well screened etc. not only 'where possible'. (AONB Partnership)	Change made. For all development - Criterion (2) 'where possible' deleted. Criterion (2) now reads '... shall be designed and well screened...'
Policy DM19 – Equestrian related development Additional criteria	Think additional requirements for management plans and stocking levels should be added. (Lower Allithwaite Parish Council)	No change made. British Horse Society (BHS) publication - 'Advice on Pasture Management (April 2015) (inc. minimum land requirements), but, it is only guidance. The minimum stocking levels advised are heavily caveated; depends on factors such as; size and type of equine, fat score, length of time spent stabled or off pasture, time of year, the quality of pasture and type of soil, the number of animals on pasture, and how well the pasture is cared for... Suggest inclusion in policy would be difficult to apply and enforce. (management plan and stocking level).
Policy DM20 – Advertisements, Signs and Shopfronts General	Concerned that there appears to be a weakening of policy on internally illuminated signs where it was previously understood that internally illuminated signs are not acceptable in the town centre of Kendal. The applicant should be required to demonstrate overriding factors and such cases be treated as exceptions. Elements relating to advance directional signs and shop fronts are welcomed as they meet the Town Council's	The Council does not consider the draft policy wording to represent a weakening in policy as it still contains a presumption against internally illuminated signs. For note, the existing saved Local Plan policy S20 states 'The District Council will operate particularly strict control in Conservation Areas, the open countryside and in respect of internally illuminated signs.', and in

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	aspirations to reduce minimise sign ‘clutter’ and maintain and enhance a high quality experience in the town centre. In both cases the bar should be set high to meet the tests in Kendal town centre. (Kendal Town Council)	respect of Areas of Special Control ‘Internally illuminated signs will not normally be permitted’.
Policy DM20 – Advertisements, Signs and Shopfronts General	Not considered this matter – no comment (Helsington Parish Council)	Noted.
Policy DM21 – Renewable and Low Carbon Energy Development General	Pleased to see policy contains criteria regarding residential amenity and should positively contribute towards protecting health and wellbeing. Not clear on what paragraph 5.6.4 means, does it refer to the 9 points made in the initial box in this section? Are these points “criteria”? (Mr David Foot)	Noted. Yes, the nine points are criteria that must be satisfied, and this is a criteria based policy. The initial box is the policy itself and the following paragraphs explain the justification for the policy. Para 5.6.4 is explaining that the new policy applies to all types of renewable energy proposals and replaces a range of separate old saved local plan policies.
Policy DM21 – Renewable and Low Carbon Energy Development General	Welcomed. We note there is no reference in this policy to Conservation Areas. It should be clear in this policy that development proposals in Conservation Areas will need to be carefully considered, including small scale developments of this nature, and higher standards will be applied. (Kendal Town Council)	The policy does refer to the historic environment which incorporates all designated and non-designated heritage assets so captures everything. Additionally draft policy DM3 (Historic Environment) would also be applied in any proposals within Conservation Areas and would ensure due protection is given to heritage.
Policy DM21 – Renewable and Low Carbon Energy Development	Parish Council is yet to develop a comprehensive view on the different technologies. However, commercial-	Noted.

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General	scale wind turbines were strongly opposed in our CLP survey (Helsington Parish Council)	
<p>Policy DM21 – Renewable and Low Carbon Energy Development</p> <p>General</p>	<p>Renewable energy developments have the potential to harm the setting and special qualities (including views into and out) of the Arnside & Silverdale AONB - this should be covered in the policy. Landscaping and impacts on PRoW should be referred to in the policy. Appropriate landscaping and planting can help to minimise the visual impact of certain renewable energy developments.</p> <p>It should be made clearer that this policy applies to ancillary equipment and associated infrastructure as well as the main renewable energy proposal.</p> <p>Reference should be made to the Cumulative Landscape and Visual Impact of Vertical Infrastructure – Assessment and Guidelines prepared by Cumbria County Council.</p> <p>Recommend inclusion of a criterion similar to that of (b) in Saved Local Plan Policy C26: <i>the proposal would not have a significant adverse impact on any nationally important landscape designation, including their visual amenity and setting</i>. This criteria should be applicable to any technology, not just wind energy proposals as in C26.</p> <p>(AONB Partnership)</p>	<p>An additional criterion has been added to the policy to include landscaping considerations.</p> <p>Criterion 5 of the draft policy states ‘are sensitively designed in response to their context to minimise their visual impact’ so it is considered that this issue is covered.</p> <p>It is considered that draft policy DM5 provides adequate protection of rights of way in development proposals and it is not necessary to repeat it in this policy.</p> <p>It is considered that the main elements of saved policy C26 have been incorporated into the draft policy.</p> <p>Criterion 9 of the policy refers to the cumulative impact of vertical infrastructure, and an additional footnote has been inserted to refer directly to the CIVI study.</p>
Policy DM21 – Renewable and Low Carbon Energy Development	Just a thought but if every new build was required to host a solar panel how many fewer power stations would we need? (Lower Allithwaite Parish Council)	Noted. Unfortunately due to the current national planning policy context the Council is constrained in terms of what it can require from new development in terms of energy efficiency and

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General		renewable technology – it cannot require any additional technical standards than those set through Building Regulations.
Policy DM21 – Renewable and Low Carbon Energy Development Criterion 1	Minimising visual impacts should also be included (AONB Partnership)	Criterion 5 of the draft policy states ‘are sensitively designed in response to their context to minimise their visual impact’ so it is considered that this issue is covered.
Policy DM21 – Renewable and Low Carbon Energy Development Criterion 9	Welcome the inclusion of cumulative adverse impacts but would like to see the cumulative impact on the setting of the AONB and views into and out of the AONB specifically mentioned. Also, ‘other proposed’ developments should be included in this criteria, as in C26. (AONB Partnership)	Cumulative impact issues are considered to be adequately addressed. It is also considered that other policies in the DMDPD, together with policies within the AONB DPD will provide the necessary protection for the AONB.
Policy DM21 – Renewable and Low Carbon Energy Development Paragraph 5.6.4	Unclear what this statement means “the proposed policy above is a positively worded criteria based policy that will provide a clear decision making framework for renewable and low carbon energy projects to encourage and support suitable energy development in South Lakeland’ – does this refer to the 9 points made in the initial box in this section? Are these points “criteria”? (Mr David Foot)	Yes, the nine points are criteria that must be satisfied, and this is a criteria based policy. The initial box is the policy itself and the following paragraphs explain the justification for the policy. Para 5.6.4 is explaining that the new policy applies to all types of renewable energy proposals and replaces a range of separate old saved local plan policies.
Policy DM21 – Renewable and Low Carbon Energy Development Paragraph 5.6.5	In principle pleased to see that the policy repeats and reinforces the current criteria on which planning decisions in relation to wind turbines (Mr David Foot)	Noted.

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Policy DM22 – Hot Food Takeaways General	Agree, need to carefully consider location of new hot food takeaways. Does the policy go far enough? Would support stricter criteria (Kendal Futures)	Noted. There is a need to strike a balance, and consider merits of inclusion of any stricter criteria where justified.
Policy DM22 – Hot Food Takeaways General	Policy not positive, no justification for limiting the location and concentration of hot food takeaways in proximity to sensitive uses for example schools, therefore unsound. Non-A5 uses can promote access to unhealthy foods – but no restrictions on these. Generic blanket restriction on opening hours of A5 uses unjustified. Evidence base is needed to justify such restrictions.(McDonald’s)	Noted. It is considered the policy is positive and is justified. Hot Food Takeaways have specific effects attached to them that must be managed carefully. It is considered the policy is justified in context of protecting public health, environmental qualities and supporting the vitality and viability of the district’s primary shopping areas.
Policy DM22 – Hot Food Takeaways General	The siting requirements are inadequate and discriminatory on the grounds of rurality. The point of not siting takeaways near schools is to avoid daily proximity to children. Except for Kendal and Ulverston, secondary pupils get bussed to school elsewhere, even outside the district, so the main point of contact with takeaways becomes the school bus stop and the park / recreation area. These are the areas that need controlling, and the range of controls should be specified, to create clarity and public confidence. (Grange Town Council)	Noted. It is considered the policy is robust enough to ensure potential impacts of a proposed new hot food takeaway are considered in a consistent manner regardless of location. Reference to schools is one example of a sensitive use, and should not be taken to read the only type of sensitive use. Additional text added to supporting text publication DMDPD in order to specify other sensitive locations/uses such as parks, recreation areas and school bus stops/main walking routes
Policy DM22 – Hot Food Takeaways General	Welcomed. (Kendal Town Council)	Noted.
Policy DM22 – Hot Food Takeaways General	Not considered this matter – no comment (Helsington Parish Council)	Noted.

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<p>Policy DM22 – Hot Food Takeaways</p> <p>General</p>	<p>There is a need for the Policy to ensure that takeaways do not give rise to unacceptable highway safety or impact on parking in the area. Add additional criteria as follows:</p> <p>‘it does not place undue burden on parking / servicing arrangements in the local area’, and ‘it does not negatively affect the road safety in the local area’ (Cumbria County Council)</p>	<p>Noted. Changes made to the policy in Publication DMDPD in line with suggestions.</p>
<p>Policy DM22 – Hot Food Takeaways Criterion 3</p>	<p>Under this criterion we could end up with 50% of shopping premises becoming takeaways. If you add that to the existing cafes and restaurants in Grange, the shopping area could become unsustainable – plenty of food for tourists in summer, under-used food outlets in winter and a much reduced range of everyday shops for residents all year round to the point where it could not be defined as a key service centre. (Grange Town Council)</p>	<p>Noted. Other criteria would be applied, including impact on the amenity of neighbouring uses and general character and appearance of the environment, which particularly given all of our primary shopping areas are within conservation areas is unlikely to result in such scenario arising, given likely adverse impact on historic environment. Other policies would also be applied which seek to retain primary shopping areas predominantly for shopping uses and also national policy which seeks to maintain vitality and viability of town centres as a whole. Change to policy in publication DMDPD additional reference to ensuring that there remains a proportionate mixture of shopping uses within the immediate locality in line with provisions of Land Allocations Policy LA1.2</p>
<p>Policy DM22 – Hot Food Takeaways Para 5.7.1</p>	<p>Disagree with claim that hot food takeaways contribute to the sustainability of the community. A cost benefit analysis would have to weigh the costs of obesity-related illness, and the impact on overseas economies</p>	<p>Noted. Reference to supporting sustainability of a community is made in a general sense i.e. they provide access to jobs, and add services to the area which support community interaction.</p>

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	and workers on producing cheap ingredients to service the takeaways, against the district receipt of the relevant business rates. (Grange Town Council)	
Policy DM23 – Retail Uses Outside of Town Centres General	Threshold of 2000 sq.m too high for outside Kendal town centre. Propose threshold be set at 1500 sq.m gross in order to protect trading conditions and vitality of the town centre (Kendal Futures)	Noted. No change. Evidence is based on the recommendations contained with the most up to date evidence base as specified in the 2012 South Lakeland Retail Study. Therefore no justification to recommend lower thresholds in this respect.
DM23 Retail Uses Outside of Town Centres	Lower threshold for impact assessments for Kendal – suggest 1,500 m2. Example a typical Aldi/Lidl store would currently fall under the proposed 2,000 m2 (workshop)	Noted. No change. Evidence is based on the recommendations contained with the most up to date evidence base as specified in the 2012 South Lakeland Retail Study. Therefore no justification to recommend lower thresholds in this respect.
Policy DM23 – Retail Uses Outside of Town Centres General	Not considered this matter – no comment (Helsington Parish Council)	Noted.
Policy DM23 – Retail Uses Outside of Town Centres General	This policy is welcomed as an enhancement of the default national threshold outside the town centre of Kendal and we would support an even lower threshold to maintain the town centre. (Kendal Town Council)	Noted. No change. Evidence is based on the recommendations contained with the most up to date evidence base as specified in the 2012 South Lakeland Retail Study. Therefore no justification to recommend lower thresholds in this respect.
Policy DM23 – Retail Uses Outside of Town Centres General – Section 6.1	Would also like to see a policy supporting small convenience and service uses on residential developments outside town centres. (Grange Town Council)	Noted. No change. Inclusion of such a policy not considered appropriate. More appropriate to consider as part of next Local Plan – when considering needs arising from future development. May be appropriate to include in

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		any area wide strategies or site specific policies / strategic/site specific allocation policies.
Policy DM24 – Kendal Town Centre and Kendal Canal Head Area General	We welcome a positive policy for these areas. We would expect it to be clear that the elements of this policy are set in the context of other policies (e.g. Policy DM3 Historic Environment), emphasising, for clarity that it does not override other policies in these areas. (Kendal Town Council)	Noted. Application of other policies would be applied including Policy DM3.
Policy DM24 – Kendal Town Centre and Kendal Canal Head Area General	Strongly supported with the town centre being of strategic importance for South Lakeland. The outcomes from the Kendal Masterplan currently being prepared in conjunction with the County Council will feed into the next phase of the South Lakeland Local Plan and provide a framework for the development and management of the town (Cumbria County Council)	Comments welcomed.
Policy DM24 – Kendal Town Centre and Kendal Canal Head Area General	Not considered this matter – no comment (Helsington Parish Council)	Noted.
DM24 Kendal Town Centre and Kendal Canal Head Area	Reference needs to be made to flood risk (workshop)	Noted. Considered appropriate to include in the latter section of the policy a general reference to ensuring development reduces flood risk. Policy DM6 would also apply. Change made. Additional policy wording added last part of policy relation to Kendal Canal Head and reference to both areas in publication DMDPD– ‘ensure reduction of flood risk’

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<p>Policy DM24 – Kendal Town Centre and Kendal Canal Head Area</p> <p>Town Centre Section – Bullet points 2 & 3</p>	<p>In the section relating to the Town Centre we were concerned that the third bullet point (residential development) should not undermine the second bullet point (outside the primary shopping area). (Kendal Town Council)</p>	<p>Change made. Policy wording amended to emphasise the need for town centre vitality and viability to be maintained in considering residential development proposals. Distinction made between supporting residential at first floor level or above within primary shopping area provided does not undermine vitality and viability of its predominant retail function and outside of the primary shopping area residential development provided it does not undermine viability and vitality of the main town centre uses no longer predominating.</p>
<p>DM24 Kendal Town Centre and Kendal Canal Head Area Para 1 Policy – Bullet 3</p>	<p>Considered too subjective; also comment that in fact residential development could make a positive contribution – could this be expanded in reasoned justification (workshop)</p>	<p>Noted. Reference is in the context of the retaining primary shopping areas predominantly for shopping uses.</p> <p>Change made to policy, making clearer in the primary shopping area residential development at first floor level or above provided it does not undermine the viability and vitality of its predominant retail function.</p>
<p>Policy DM24 – Kendal Town Centre and Kendal Canal Head Area</p> <p>Canal Head Section</p>	<p>In the section on Canal Head it would be helpful to refer to a 'limited amount' of housing rather than specifying a number which might be regarded as a target. We also considered that the aspiration that 'proposals are delivered in a holistic coordinated manner' would be considerably assisted by inclusion or reference to an outline plan or development brief for the area. (Kendal Town Council)</p>	<p>Noted. The reference to 200 dwellings is based on assumptions identified in the Land Allocations Document. However, the figure is not a target or specific requirement, and is not based on a detailed analysis of the amount of development that could realistically take place. In this respect it is advisable not to specify a specific number</p> <p>Change made to the policy – deletion reference to around 200 dwellings, footnote added to make clear current local plan (2010-2025) assumptions</p>

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		<p>and how these will be reviewed through next Local Plan.</p> <p>The Kendal Masterplan will be used to inform the likely potential that new residential development could yield. Opportunity sites will be identified. No development brief is proposed for the area.</p>
<p>DM24 Kendal Town Centre and Kendal Canal Head Area Para 2 Policy – Bullet 2</p>	<p>Questioned rationale for designation of Parkside Road employment area? (workshop)</p>	<p>The site was excluded from the land allocations as it forms part of the Kendal Canal Head Area. The same methodology has been applied to the inclusion of the allocation as applied to the areas safeguarded within the Land Allocations DPD. – The inclusion completes the allocation gap.</p>
<p>DM24 Kendal Town Centre and Kendal Canal Head Area Para 2 Policy – Bullet 2</p>	<p>Queried green space (allotments / wildlife area), SLDC owned land could it be affordable housing? (workshop)</p>	<p>The Council considers these areas have significant identified quality and value as open spaces and should therefore be protected. Application of policy LA1.10 would apply which specifies development affecting these areas will not be permitted unless their green infrastructure is safeguarded or enhanced.</p>
<p>DM24 Kendal Town Centre and Kendal Canal Head Area</p>	<p>Line of canal, route to be protected and would envisage some enhancement of corridor as cycle / pedestrian link (workshop)</p>	<p>Noted. Policy specifies encouraging development that enhances its recreational/green corridor value – which would include its function as a pedestrian and cycle route.</p>
<p>Policy DM24 – Kendal Town Centre and Kendal Canal Head Area Paragraph 6.2</p>	<p>Support inclusion of the policy and aim to create a policy framework and apply a holistic approach to Kendal Canal Head Area. Pleased that the policy and supporting text do not only seek to protect the line of the former Lancaster Canal by ensuring that development does not prevent or impede its future</p>	<p>Noted.</p>

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	restoration but also maximise opportunities for its enhancement and wider public use, recognising its multi-functional nature (Canal and River Trust)	
Policy DM25 – Enforcement General	Welcomed as a positive policy to complement other policies in this document. (Kendal Town Council)	Noted.
Policy DM25 – Enforcement General	Strongly supports an Enforcement Policy. There is evidence that currently enforcement is not always effective (Helsington Parish Council)	Noted.
Policy DM25 – Enforcement General	Need to check up on residency in chalet developments – don't think we currently do any? (Lower Allithwaite Parish Council)	The Council's Development Management Group already have the ability to inspect sites where the residency of static caravans is an issue. This is currently carried out when necessary, on a case by case basis.
Other policy areas – Affordable Housing in Designated Rural Areas	Time for review of affordable housing policy, consider it not to be working, only 2 dwellings have come forward on schemes between 3 and 9 dwellings since Core Strategy adopted. (Cumbria House Builders Group)	It is considered that the Council's interim position (as explained in the draft DM DPD, November 2016) remains justified in that latest evidence of need for affordable housing in designated areas should inform on case by case basis whether adopted Local Plan policy or national guidance be applied. The current review of affordable housing need (in the Strategic Housing Market Assessment) and of development viability will inform any future change to affordable housing policy. However it is not proposed to include this issue within the Publication DPD as no change to policy is proposed.

Part of Document	Response	Council Response
Other policy areas –Affordable Housing in Designated Rural Areas	<p>Most important issue for the Parish is that of the effective delivery and control of affordable housing if it is shown to be required to meet local need. Focus should be on appropriate location, scale, timing and specification of a proposed development which should be tailored to the specific needs of those wishing to live fairly close to the land they farm. Affordable houses built in small numbers, self-build, conversions, or infill being preferred and need to be genuinely affordable by the local community. In the last 20 years, Brigsteer village for example has expanded by about 20%. Of the 20 or so, houses built or approved, none are affordable, none have a local occupancy condition. Not necessarily that DPD housing policy has been wrong, but a failing in the way it has been applied in practice has been crude and apparently purely numbers driven. SLDC achieves its numerical objectives, but the neediest in our parish are denied decent housing opportunity and our community cohesion is damaged by bitter dispute. Consideration and balance should be applied to maintaining vibrant community aspirations by integrating cross sections of the community (Helsington Parish Council)</p>	<p>SLDC sought to introduce additional requirements for local occupancy housing through the Core Strategy in 2010 but the Inspector rejected these on the basis of insufficient evidence to introduce a requirement on district wide basis. Without this, Core Strategy policy requires affordable housing (which is also restricted to local occupancy) to 35% of dwellings on sites of 3 or more dwellings. Dwellings on sites of 1 or 2 dwellings are therefore unrestricted open market.</p> <p>The current intention is to review this issue in the forthcoming single Local Plan review, but please note that in regard to Brigsteer and that part of the Parish now within the LDNP, future changes to planning policy will take place within the updated Lake District National Park Local Plan, on which work has recently commenced.</p> <p>Helsington Parish may also wish to consider the option of preparing a Neighbourhood Plan to introduce policy on local occupancy.</p> <p>No change</p>
Other policy areas –Affordable Housing in Designated Rural Areas	<p>In para 4.7.1, reference is made to ‘designated rural areas (including all of South Lakeland apart from....)’. It should be made clear that this policy is not applicable to the Arnsdale & Silverdale AONB and that the AONB DPD policy AS04 applies. It needs to be further clarified how this policy will work alongside the AONB DPD and we would welcome further discussion with the Council</p>	<p>Noted – but it is not proposed to include this issue within the Publication DPD as no change to policy is proposed.</p>

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	on this matter as part of the preparation of the final documents (AONB Partnership)	
Other policy areas –Affordable Housing in Designated Rural Areas	Interim Statement at variance with national policy – interim policy as drafted is unsound (Home Builders Federation)	It is considered that the Council’s interim position remains justified in that latest evidence of need for affordable housing in designated areas should inform on case by case basis whether adopted Local Plan policy or national guidance be applied. The current review of affordable housing need (in the Strategic Housing Market Assessment) and of development viability will inform any future change to affordable housing policy. It is not proposed to include this issue within the Publication DPD as no change to policy is proposed.
Other policy areas – Omission Sheltered Housing	There is a need for a proportion of housing development to be some suitable form of ‘sheltered housing’ considering that we have an ageing population (Helsington Parish Council)	The Council agrees that our ageing population is increasing the need for housing suitable for older people. The Council is currently updating its ‘Strategic Housing Market Assessment’ which will look at the characteristics of our population, now and in future, and make recommendation as to the types of homes that are needed. This new evidence will help inform future policy on this matter. An Older Persons Housing Strategy is also being prepared in conjunction with Eden District Council.
Other policy areas – Omission agricultural buildings	Controls relating to the location of new agricultural buildings – must demonstrate there is a clear need for them, so as to avoid potential use for non-agricultural purposes in the future (Overview and Scrutiny Committee)	Change made. A new policy DM25 has been included relating to agricultural buildings – as presented at the pre-submission main changes to Draft DMDPD consultation document

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Other policy areas –Starter Homes	It was agreed that the Regulations are required before Starter Homes can form part of the affordable housing provision. (Cumbria House Builders Group)	Noted and no change. The Council will also need to now take account of the statements in the Housing White Paper published in February 2017 including the proposal that 10% of units should be for affordable home ownership. This is currently the subject of consultation prior to confirmation of national policy. It is considered that no new policy is appropriate or required until national policy is clear.
Other policy areas - Starter Homes Interim Position Statement	As already mentioned in our response to Policy DM1 we are concerned that in the interests of maintaining safe, inclusive and well integrated neighbourhoods the current policy of spreading affordable housing across sites (pepper-potting) is maintained. Further comments will be made when this policy on affordable housing and starter homes is developed further. (Kendal Town Council)	Core Strategy policy CS6.3 requires affordable housing (which will include Starter Homes) to be mixed within a development will continue to apply. In addition a change has been made to policy DM2, criterion 3, requiring the 'interspersing of all forms of housing types and tenures throughout in clusters that are tenure-blind in appearance'
Other policy areas – Gypsies and Travellers Sites	Absence of an up-to-date assessment of need a cause for concern. Reliance on policy CS6.5a not appropriate as it is non-compliant with National policy. New policy must be adopted which provides criteria to assess applications, even where no need has been identified (National Federation of Gypsy Liaison Groups)	A new policy has been drafted and consulted on in the Main Changes document. See policy DM26 in Appendix 7. The Council is currently progressing its evidence base in relation to Gypsy and Traveller provision.
Other policy areas – Omission Minerals Safeguarding – 2 new policies	Should qualify the approach SLDC will take to deal with minerals safeguarding. Should include two new policies, the first should identify the nature of developments which may be permitted within Minerals Safeguarding Areas (MSAs) or Minerals Consultation Areas (MCAs) which would not sterilise the mineral	The Council considers that the Minerals and Waste Local Plan for Cumbria, which has recently been found sound following examination and is due for adoption in Autumn 2017 will adequately address this issue, specifically through Policy DC15.

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	resources or infrastructure, the second should outline the scope of the information required in support of any proposals within MSAs, including a detailed resource assessment (Mineral Products Association Ltd)	
Other policy areas – Omission Hotel Accommodation	Hotel accommodation is not included in any of the draft policies, such as DM18. Is this adequately covered elsewhere, such as Policy DM2? It is very important that the scale of any such development is in keeping with the local area? (Arnside and Silverdale AONB Partnership)	Noted. New policy not considered necessary. Other proposed DM DPD proposed policies would apply; main policies - DM1 – General Requirements for all development, DM2 – Achieving Sustainable High Quality Design. Criterion 7 of proposed Policy DM2 advises that new development must be well proportioned, positioned and in scale with its surroundings...
Other policy areas – Omission Farm Diversification	Existing Local Plan Policy E10 is to be replaced by DM1 – General Requirements for all Development. The AONB Partnership has concerns that certain criteria in E10 are not being carried forward. In particular (a) 'evidence provided to demonstrate that the proposal will complement and support the existing farm operation'. Other criteria should also be applicable to farm diversification within the AONB, such as set out in Lancaster City Council Policy DM9. (AONB Partnership)	Noted. Core Strategy Policy CS7.4 – Rural Economy will apply to farm diversification proposals. Also, proposed DM DPD policies DM1 General Requirements for All Development. The draft AONB DPD policy AS09 requires that conversions or alternative uses for farm buildings that enable farm diversification would have to sustain, complement and be ancillary to the core farm business.
Other policy areas – Extra Care Housing	The document should provide explicit support for the role and delivery of Extra Care housing. This is an issue of critical importance given the ageing population within South Lakeland. Consider that additional policy wording could be most effectively accommodated as a stand-alone policy or through a heavily modified Policy DM11, Accessible and Adaptable Homes. The policy could build upon the policy of the Core Strategy and the	No change. It is considered that existing Local Plan policy, as implemented, is proving relatively effective in the delivery of extra care housing. Core Strategy policy CS6.2 states: " <i>The provision of purpose-built and/or specialist accommodation for the elderly, in appropriate locations within selected settlements in accordance with CS1, and well served by public transport and local services,</i>

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	County Council would be happy to participate in the development of appropriate policy wording (Cumbria County Council)	<p><i>will be supported, provided that it does not detract from the character of the surrounding areas or involve the use of land safeguarded for employment purposes where the need for such safeguarding remains. The Council will liaise and negotiate with the County Council Adult Social Care Services how older persons housing needs will be accommodated using findings contained within relevant studies and reports (such as the 2009 Planning4Care Report)."</i> The effectiveness of SLDC's close working with Cumbria County Council on this matter may be seen in two current proposals for extra care housing on Local Plan site allocations (in Oxenholme and Flookburgh) and also the strong encouragement for an element of extra care provision in adopted Development Briefs for two larger housing sites in areas where there is evidence of high unmet need for extra care provision (Ulverston and Milnthorpe). However it is recognised that latest evidence indicates that the need for extra care continues to grow in South Lakeland. The Council is therefore working with Eden District Council to update its Older Persons Housing Strategy and will take this and latest evidence of need into account in reviewing and updating Core Strategy policy in the forthcoming single Local Plan for the period to 2036 which is due for adoption in 2021.</p>

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Other policy areas – Omission Second Homes	Grange Town Council mentioned considering a policy concerning capping number of second homes. (Grange Town Council)	No change: SLDC sought to introduce additional requirements for local occupancy housing through the Core Strategy in 2010 (which would have restricted the number of new homes which could be used as holiday or second homes) but the Inspector rejected these on the basis of insufficient evidence to introduce a requirement on district wide basis. It is worth noting however that adopted Core Strategy policy CS6.3 nonetheless requires a local occupancy condition on the 35% of dwellings required to be affordable (on sites of 9 or more units in principal and key service centres such as Grange over Sands and on sites of 3 or more dwellings elsewhere). Looking ahead, it is intended that this issue is reviewed in the forthcoming single Local Plan. It is also open to Parish and Town Councils at any time to bring forward local proposals to restrict the occupancy of new homes through policy in Neighbourhood Plan as has recently been achieved (following judicial review) in the St. Ives Neighbourhood Plan.
Other policy areas – Omission Holiday Homes / Second Homes	There is a need to seek and exercise powers to control the proportion of holiday homes and second homes in designated locations. Over 10% of homes in the Parish are currently second homes or holiday lets (Helsington Parish Council)	No change SLDC sought to introduce additional requirements for local occupancy housing through the Core Strategy in 2010 (which would have restricted the number of new homes which could be used as holiday or second homes) but the Inspector rejected these on the basis of insufficient evidence to introduce a requirement on district wide basis. It is worth noting however

Part of Document	Response	Council Response
		<p>that adopted Core Strategy policy CS6.3 nonetheless requires a local occupancy condition on the 35% of dwellings required to be affordable (on sites of 9 or more units in principal and key service centres such as Grange over Sands and on sites of 3 or more dwellings elsewhere). Looking ahead, it is intended that this issue is reviewed in the forthcoming single Local Plan. It is also open to Parish and Town Councils at any time to bring forward local proposals to restrict the occupancy of new homes through policy in Neighbourhood Plan as has recently been achieved (following judicial review) in the St. Ives Neighbourhood Plan.</p> <p>It should be noted that in regard to Brigsteer and that part of the Parish now within the Lake District National Park, that future changes to planning policy will take place within the updated Lake District National Park Local Plan, on which work is now underway.</p>
Other policy areas - Jobs for Local People	<p>Parish Council supports the proposed major development at Scroggs Wood, insofar as the proposed development criteria are fully evaluated and applied.</p> <p>Parish Council would generally support small commercial development at the A591 service hub, having taken into consideration alternative access to the sites from nearby main settlement.</p>	<p>Noted.</p> <p>Noted.</p>

Part of Document	Response	Council Response
	<p>The support of the use of redundant farm buildings for new businesses has already been referred to.</p> <p>Proposals that enable farming businesses to diversify should receive sympathetic consideration, subject to sensible criteria.</p> <p>(Helsington Parish Council)</p>	<p>Noted. Core Strategy Policy CS7.4 – Rural Economy supports the economic needs of rural communities by encouraging the diversification of the agricultural economy. This includes the conversion of rural buildings to employment generating uses...</p> <p>Noted. Core Strategy Policy CS7.4 – Rural Economy supports the economic needs of rural communities by encouraging the diversification of the agricultural economy. Proposed DM DPD Policy DM18 – Tourist Accommodation... also supports proposals for the ‘...diversification of agricultural or other land-based rural business...’.</p>
Other Policy Areas – Omission Community Emergency Plan	Recent local emergencies have alerted parishioners to the need to have a form of local emergency planning. It seems best that this is led at District level with parishes being able to ‘plug in’ to a common approach and shared resources, rather than parishes having individual approaches (Helsington Parish Council)	Noted. While this an important issue, it is not of direct relevance to this DPD.
Other Policy Areas – Omission Railway Infrastructure	Where there is an adverse impact on the operation of the railway, Network Rail will require appropriate mitigation measures to be delivered as part of the planning application process. By this stage in the process our request for further information such as a Transport Assessment (to provide detail of the suspected impact) and where necessary, the provision of planning obligations can cause significant delay. This can be highly frustrating for any developer who has undertaken pre-application advice, and invested time and money, in working through mitigation measures	<p>Noted. No change.</p> <p>This is very detailed requirement, and it is considered it wouldn't neatly fit into any policy.</p> <p>Noted. Any developer contribution ask needs to be justified in context of the CIL regulations. Current Infrastructure Delivery Plan identifies likely requirements generated by development</p>

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	<p>including Heads of Terms for Section 106 agreements. To help alleviate this problem it is requested that a standard paragraph which if included as general advice, may help avoid any disruption further along the process:</p> <p>'Should your development be likely to increase the level of pedestrian and / or vehicular usage at a level crossing any future planning application should be supported by a full Transport Assessment assessing such impact. Any required qualitative improvements to the level crossing as a direct result of the development proposed should be included within the Heads of Terms'</p> <p>Also whether proposals are likely to increase footfall at railway stations the Local Planning Authority should consider a developer contribution (either via CIL, S106 or unilateral undertaking) to provide funding for enhancements at stations as a result of increased numbers of customers</p> <p>(Network Rail)</p>	<p>needs. Policy DM1 and application of Policy CS9.2 along with CIL regulations will be used to inform when such contributions make be asked to help fund the type of infrastructure referenced.</p>
Other Policy Areas – Omission Landscape	<p>No Landscape policy. Core Strategy policy CS8.2 covers to some extent but not visual amenity, which should be covered by the DM policies, as should requirement for Landscape and Visual Impact Assessments (LVIA). Policies should include a clear requirement for development proposals that have potential adverse impacts on landscape character and visual amenity (including the setting and views into/out of the AONB) to be accompanied by a LVIA along with</p>	<p>Policy CS8.2 provides a policy basis for determining impact of development on landscape character. See response to general comments and Policy DM1 above See suggested wording for Policy DM1.</p>

Part of Document	Response	Council Response
	<p>indication as to what LVIA should include, including assessment of the impacts on the setting of the AONB and the views into and out from the AONB. LVIA's must use the best available information, taking into account the provisions of the NPPF regarding AONBs and ensure that visualisation work that supports applications is in accordance with relevant good practice (such as Highlands Council Standards). A range of viewpoints within the AONB must be included. The Cumulative Impact of Vertical Infrastructure Assessment and Guidance should be used in the assessment of wind energy and similar applications. (AONB Partnership)</p>	
<p>Other Policy Areas – Omission Groundwater Source Protection Zones and Water Catchment Land</p>	<p>Suggest additional wording</p> <p>'Groundwater Source Protection Zones are an important part of the groundwater environment. Development within these zones should be in accordance with the Environment Agency position statement entitled 'Groundwater Protection: Principles and practice (GP3)'. The development should be supported by an appropriate risk assessment which considers the impact on the groundwater environment. The development proposals and any mix of uses will be expected to be master planned to minimise risk to the groundwater environment. For example, ensuring potentially polluting uses are acceptable in principle in the location proposed on any masterplan and including greenspace associated with residential development in the most sensitive locations such as adjacent to boreholes used for public water supply purposes. Additional protection measures will also be required in</p>	<p>Noted. There are no Groundwater Source Protection Zones within South Lakeland. No change considered necessary.</p>

Part of Document	Response	Council Response
	<p>some locations, for example, higher specification sewerage pipework for development schemes in Groundwater Source protection zone 1. Development proposals should be supported by a construction management plan which sets out how the risk to the groundwater environment during any construction process will be managed. Early engagement with the relevant agencies and United Utilities is strongly recommended where development is proposed in Groundwater Source Protection Zones’</p> <p>‘New development on land used for water supply catchment purposes, should identify any risk of pollution to water supply resources and associated mitigating measures’</p> <p>(United Utilities)</p>	
<p>Additional Policy Areas – Omission Development near to Infrastructure Assets</p>	<p>Suggest adding policy:</p> <p>‘Development proposals should ensure provision is included in the layout of development for the ability to access, maintain and repair existing and new infrastructure assets. Where development will take place near to existing assets, the applicant may be required to provide details of protection measures and a construction management plan to ensure the integrity of the asset is not compromised during or after construction’</p> <p>(United Utilities)</p>	<p>Noted. No change.</p>
<p>Additional Policy Areas – Omission Extra Care Housing</p>	<p>The document should provide explicit support for the role and delivery of Extra Care housing. This is an issue</p>	<p>No change. It is considered that existing Local Plan policy, as implemented, is proving relatively</p>

Part of Document	Response	Council Response
	<p>of critical importance given the ageing population within South Lakeland and is an issue reflected within the South Lakeland Housing Strategy 2016 to 2025 and the Cumbria County Council Extra Care Housing and Supported Living Strategy 2016-2025. Consider that additional policy wording could be most effectively accommodate as a stand-alone policy or through a heavily modified Policy DM11. Such a policy could build upon the policy of the Core Strategy and the County Council would be happy to participate in the development of appropriate policy wording (Cumbria County Council)</p>	<p>effective in the delivery of extra care housing. Core Strategy policy CS6.2 states: “<i>The provision of purpose-built and/or specialist accommodation for the elderly, in appropriate locations within selected settlements in accordance with CS1, and well served by public transport and local services, will be supported, provided that it does not detract from the character of the surrounding areas or involve the use of land safeguarded for employment purposes where the need for such safeguarding remains. The Council will liaise and negotiate with the County Council Adult Social Care Services how older persons housing needs will be accommodated using findings contained within relevant studies and reports (such as the 2009 Planning4Care Report).</i>” The effectiveness of SLDC’s close working with Cumbria County Council on this matter may be seen in two current proposals for extra care housing on Local Plan site allocations (in Oxenholme and Flookburgh) and also the strong encouragement for an element of extra care provision in adopted Development Briefs for two larger housing sites in areas where there is evidence of high unmet need for extra care provision (Ulverston and Milnthorpe). However it is recognised that latest evidence indicates that the need for extra care continues to grow in South Lakeland. The Council is therefore working with Eden District Council to update its Older Persons Housing Strategy and will take this and latest evidence of need into account in reviewing and updating Core Strategy</p>

Part of Document	Response	Council Response
		policy in the forthcoming single Local Plan for the period to 2036 which is due for adoption in 2021.
Glossary	'Heritage Assets' – please check the explanation (Ashton Planning)	Noted. Amendment made.

Appendix 5: Draft DPD Stakeholder Workshop Summary

What was the workshop about?

On the 8 December 2016, a workshop took place at Kendal Town Hall, Kendal (Bindloss Room). It formed part of the public consultation on the Draft Development Management Policies (10 November 2016 – 5 January 2017). It provided an opportunity for invited key stakeholders to share ideas, suggestions and views on the Draft Development Management Policies.

Objectives of the workshop

- To help participants to become familiar with the process involved in preparing the Development Management Policies DPD and how the outcomes of the workshop will be presented to the public and used to influence the next stages;
- To enable participants to share and discuss ideas, views on the Draft Development Management Policies.

Participants were split into 2 groups and asked to take part in 2 workshop sessions. The first session focused on the draft General Requirements (DM1), Quality Design (DM2) and Sustainable Drainage Systems (DM6) policies. The second session focused on the draft Optional Housing Standards (DM11), Self-Build and Custom Build Housing (DM12) and Housing Development in Small Villages and Hamlets (DM13) policies. In addition, group 1 focused on the draft Green Infrastructure and Open Space (DM4) policy, and group 2 focused on the draft Kendal Town Centre and Kendal Canal Head policy (DM24).

Participants were offered the opportunity to discuss policies in addition to those referred to above.

The policies chosen for discussion were tailored to suit the interests of the participants (those that the Council felt were of most 'collective' interest).

Comments made were recorded on a flip chart.

A list of who attended the workshop and a summary of the main points discussed are provided below.

List of Attendees

Chair: Alastair McNeill (Development Plans Manager, SLDC)

Group 1:

Damian Law, Principal Development Plans Officer, SLDC (*Facilitator*)
Lorayne Woodend (Development Strategy Delivery Officer, SLDC) (*Scribe*)
Diane Hubbard (South Lakes Custom and Self-Build Group, SLDC)
Elaine Glennon (South Lakes Housing)
Greg Denwood (Two Castles Housing Association)
Chris Garner (Garner Planning Associates)
Nigel Pilling (Natural England)
Charles Howarth (Churches Together)

Allan McNicoll (Cumbria County Council)

Group 2:

Laura Chamberlain (Senior Policy Planner, SLDC) (*Facilitator*)

Kim Russell (Planner, SLDC) (*Scribe*)

Graham Clarke (South Lakes Custom and Self-Build Group)

Rebecca Field (Eden Housing Association)

Martyn Nicholson (Russell Armer Ltd)

Peter Hensman (Kendal Futures)

Jeremy Pickup (Environment Agency)

Rachel Bagshaw (Estate Manager, Holker)

Discussion Points – in summarised form

Policy DM1 – General Requirements for all Development:

Group 1:

- Support principle of consolidating policy;
- Need further clarity on what this policy is replacing – i.e. which policies;
- Re para 4: rather than wording ‘other utilities’, say ‘adequate supply of all the major services’;
- Is a cross reference to developer contributions needed? Include in reasoned justification;
- Some points too prescriptive e.g. para 1 – how is building on a green field doing this? Thinking about how residents might use policy in objecting;
- Some need for re-wording – e.g. consider use of terminology such as where possible / where practicable / where appropriate;
- Re wording in para 7 – need to be more specific;
- General requirements – wider consideration of issues is backed up by other policies;
- Para 7 – only refers to international biodiversity protection – domestic levels need covering;
- Making clear why things aren’t in – i.e. as covered elsewhere;
- Para 8 – is this needed given these areas have their own protection and policies? Agreed that point relates to setting and potential for developments outside the parks to affect the national parks / AONB, so appropriate to keep para 8.

Group 2:

- Should be an acknowledgement of climate change and building in resilience;
- Sustainability should be at the forefront of the policy;
- The balance between viability and sustainability an important consideration – i.e. if sustainability gets more emphasis; need to be careful about impact on viability;
- Re para 1: clarification on wording needed; the word ‘outlook’ could easily be interpreted as ‘view’ which is not protected under planning law;
- Re phrase ‘as far as possible’ should be amended to ‘as far as *reasonably* possible’ or practicable;
- Questions whether protecting ‘local character’ limits innovative design;
- Re para 5 ‘unacceptable traffic generation’ – questioned unacceptable to whom? Raises issue as to how objectors may use this caveat given that most new

development will have some impact on traffic generation; suggest clarification in the reasoned justification;

- Reference should be made to 'blue' infrastructure in addition to green infrastructure.

Policy DM2 – Achieving High Quality Design

Group 1:

- All want good quality design, subjective but right to set out & bring together all the elements.
- Orientation / solar gain – support
- Scale – buildings taller than they are wide = not appropriate, avoid cramming.
- Design Guide – General support, but uniform standards can result in bland/generic developments.
- Dark skies – support but needs to sit with need for appropriate street lighting – enforcement. Further lighting scheme detail needed.
- Para 2 – Well written, support.
- Para 9 – Support principle but needs further ambition e.g. similar structure to Para 2, range of options.

Group 2:

- Re para 2 – reference to 'skyline development' – reference to mitigation, where unavoidable – this would reflect the reality of some already allocated sites;
- Para 1 – welcomes reference to innovative designs;
- Para 2 – regarding reference to impact on 'views'; questions how these are defined?
- Para 2 (bullet 5) – felt that wording very specific; suggested possible change of wording from 'respect' to '*enhance*'?
- Para 2 (bullet 6) – reference should be made to use of '*native species*' in landscaping etc.;
- Para 6 (bullet 2) – needs some clarification on expectations for the provision of cycle storage – i.e. for every house individually; does it mean a shed / provision of space for one for every house? – new design guidance expected from CCC may provide some clarification; difficulty on providing when catering for apartments – would communal facilities be required? Overall questions this blanket requirement – need clarification and needs to be less prescriptive;
- Para 2 (bullet 1) – discussion regarding wording – should 'maintaining' be replaced with 'retaining' or 'maintaining where appropriate'?
- Sustainability should be a key thrust in the design policy – sustainable materials, waste minimisation etc. – countered with question of impact on viability – should there possibly be a separate policy to acknowledge move toward zero carbon economy?
- Para 7 (bullet 3) – reference to 'orientating buildings' – must acknowledge that this is not always practicable due to other factors – e.g. topography;
- Para 8 (bullet 3) – reference to exploring opportunities to add interesting details, ornamentation etc. – query as to whether it would be a requirement to evidence?

- Para 9 – No recognition here of use of innovative materials; welcomed wording ‘wherever possible and appropriate’;
- Para 9 – should be a caveat for the protection of watercourse – e.g. provision of buffers etc.;
- Para 10 (bullet 2) - reference to lighting design in a manner that ‘avoids’ glare; suggested that any lighting will create some impact and that wording should be changed to ‘minimise’;
- No strong views on consideration of introducing Design SPD – pros and cons depending on its contents.

Policy DM6 – Surface water disposal, Foul Water disposal and treatment, watercourses, flood defences and consideration of wider land drainage interests.

Group 1:

- Important that policy complies with LLFA, other authorities, EA.
- Future-proofing the policy is needed, but unlikely that hierarchy would change.
- What about areas not on mains sewerage? On development over a certain size, own sewerage system should be required e.g. reed bed sewerage systems.
- Issues with septic tanks e.g. re Mortgage lenders
- May not have third party agreement to discharge in place at time of application – may evolve through later discussions, although agreed necessary to implement.
- Could be that NE/EA advice has to be sought before consent given if no third party agreement.
- Conditions supported, but how will they be monitored & enforced? – Management companies?

Group 2:

- Welcomes ‘hierarchy’ for discharge; questions whether anything further is required beyond this – it will need to align with Cumbria Design Guide on highways and flooding (not yet published);
- Whilst supporting the strategy in principle, concern expressed about the level of detail required as part of planning application, in particular the cost of designing drainage in advance of development layouts etc. being agreed – i.e. represents a significant cost if drainage has to be redesigned as a result of amendments being required to the submitted planning application;
- Is this a blanket requirement or should it be proportionate to the size of the development?
- Reference to canopy cover and trees in context of flow of water – would this be better in reasoned justification? Does it apply to just one tree? Some clarification required.
- Some change of wording required re para 1 of ‘Foul water disposal and treatment’ section – EA to suggest wording in response.

Policy DM11 – Accessible and Adaptable Homes

Group 1:

- Broad support (from some for the principle of accessible and adaptable homes, but not necessarily these specific standards – explained that options are to adopt

these standards or have none) but some concerns e.g. extra approx. £2000 / property.

- Found it was more cost effective to put resource into adapting the homes that need adapting rather than making all adaptable.
- Some requirements not necessary but others e.g. door widths / corridor widths are helpful to all – some new houses' doorways can't fit furniture through to get it in.
- Could just a percentage be subject to the new requirement? E.g. in line with demographic evidence
- Elderly will benefit even if not disabled.
- Does it need to be clearer that it only relates to new build dwellings?
- Not practical in some cases.
- Viability – in itself may not be significant impact but many small costs add up.
- Not sure that the extra features really add value.
- Space standards – some cases bigger than what SLH builds – can re-categorise as e.g. 4 person instead of 5 so loophole.
- Making houses larger including entry level = more expensive.
- Avoiding problems in future even if no issue now.
- Some suggestions not to apply the standards.

Group 2:

- General consensus that impact of requirements on viability in respect of larger homes would be minimal;
- But on smaller houses / starter homes raises questions of impact on cost of individual homes and viability – a larger plot size would be required, which would impact on relative costs of road infrastructure, land costs, densities etc.;
- Overarching issue: viability = 35% affordable + CIL + more cost associated with optional standard = no delivery / less affordables;
- General welcome of the elements of flexibility introduced by exceptions caveats;
- Was suggested that requests for adaptations are minimal in reality – most people prefer to move to bungalows / other house types. More appropriate to focus on bungalow provision and ways of securing them rather than adaptable homes.
- Shouldn't just be looking at the additional costs per dwelling, the standards will result in an increased space demand – this will have implications for plot sizes, densities on sites etc. with knock on impacts on viability.

Policy DM12 – Self-Build and Custom Build Housing

Group 1:

- National requirement to offer Self-Build plots to supply demand.
- Many small plots but most developers won't build these sites – could a mechanism be developed to transfer them to self-builders?
- Register not been well promoted so demand falsely limited.
- Small 1 - 2 house plots could meet demand – record permissions granted that qualify as Self-Build.
- What other evidence will be used to verify demand? – need to know who, why, where etc. What has been position in recent past as well as looking forward?

- Wrong to assume all Self-Builders want grand design, detached on large plot – some want highly sustainable terraced house.

Group 2:

- Confirmed that the self-build register was up and running and currently has about 18 people registered; Lake District National Park Authority has its own register;
- Support positive stance in terms of supporting opportunities on the edge of smaller villages and hamlets, as suggested that these would be the kind of plots sought after;
- Questioned whether scope for a more flexible approach out-with the development boundaries of the service centres which are tightly drawn;
- Pros and cons of plots within larger development discussed;
- Has conversion of disused public buildings been considered; question as to whether this would be of interest to self-build community?
- Reminder that self-build is exempt from CIL charges – could zero carbon houses be exempt?
- Urged to consider future opportunities when Local Plan review starts – consideration should be given to allocation of sites specifically for self-build.

Policy DM13 – Housing Development in Small Villages and Hamlets (SVH)

Group 1:

- Threshold of 3 for affordables – concern, especially for self-builders + SVHs – too complicated + viability issues.
- SVH – should require proven need for new properties to avoid over-supply / empty houses / second homes.
- Affordable homes built in past in rural areas are now less desirable due to lack of public transport etc.
- What services are we referring to in the policy?
- Care needed in categorising settlements e.g. bus services not subsidised any more.
- What constitutes ‘good access’?

Group 2:

- Welcome the provision for self/custom build in this policy;
- Questioned whether self-build included conversions – could do depending on level of building work involved; would probably not be what the typical self-builder would be looking for.

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

Group 1 only:

- General support, well written.
- Difficult for developers/others to know whether accessibility standards (need document / info to refer to) are met by a potential development site.
- Helpful to provide clarity on requirements for developers.
- Need to be sure that the bit of space is going to be useful – for some sites, using these standards, it would not be

Policy DM24 - Kendal Town Centre and Kendal Canal Head Area

Group 2 only:

- Reference needs to be made to flood risk;
- Para 1 (bullet 3) – considered too subjective; also comment that in fact residential development could make a positive contribution; could this be expanded in reasoned justification?
- Questioned rationale for designation of Parkside Road employment area? – referenced as missed from Land Allocations;
- Outlined current work on Town Centre Masterplan – strategy will feed into DM policy framework – approach needs to be clarified;
- Queried green space (allotments / wildlife area) – area of SLDC owned land – could it be affordable housing?
- Line of canal – route to be protected and would envisage some enhancement of corridor as cycle / pedestrian link.
- Comments also made regarding Policy DM23 – Retail Uses Outside of Town Centres:
 - Would like to see a lower threshold for impact assessments for Kendal – suggest 1,500m². For example a typical Aldi/Lidl store would currently fall under the proposed 2,000m² requirement so no test would be required. Discussed that this threshold based on the latest assessment that the Council commissioned and would need new evidence to diverge from this figure – but will be looked at through new single Local Plan review.
 - Suggested that the policy could be written more flexibly and allow the thresholds to be changed if new evidence emerges.

Additional comments:

DM16 – Conversion of Buildings in Rural Areas

Group 2 - Suggested that criterion 1 is perhaps too restrictive in terms of not allowing any extension or significant alteration – how is ‘significant alteration’ defined?

Appendix 6: Draft DPD Consultation Response Form



Development Management Policies Development Plan Document (DPD):

Draft Plan Consultation

Consultation Response Form



How to make comments

You will need to consider the Draft Development Management Policies DPD (Oct 2016) and supporting documents before making your response. This document and associated information can be viewed on the council's website: www.southlakeland.gov.uk as well as at local libraries and council offices at South Lakeland House, Kendal and Coronation Hall, Ulverston.

Please indicate in the box provided on the contact details form the total number of pages in your response.

To assist us in processing the responses in a resource efficient way, we encourage you to make your comments electronically at:

<http://applications.southlakeland.gov.uk/ldfconsultation/>

or by filling in an electronic copy of this form available on our website:

www.southlakeland.gov.uk and emailing it to: developmentplans@southlakeland.gov.uk

Alternatively, you can fill in a paper copy of the form and post it to:

Development Plans Manager
South Lakeland District Council
South Lakeland House
Lowther Street
Kendal, Cumbria
LA9 4QD

If you require additional copies of the form, please call: **01539 793388** or email: developmentplans@southlakeland.gov.uk.

You can also pick one up from the council's offices and local libraries.

Please ensure that your comments reach us by **5pm on Thursday 5 January 2017**.

Your contact details and privacy

Anonymous comments will not be accepted. Please note that comments cannot be treated as confidential and will be made available for public inspection. Your submitted comments will be used to help inform the preparation of the Development Management Policies DPD. Contact details submitted electronically will not be available to view by the public. Signatures and private addresses will not be made public.

Any data that you supply will be held in accordance with the Data Protection Act 1998.

Any questions

If you need help to complete the response form or require any further information regarding this consultation, our Development Plans team will be pleased to advise.

Contact details

Tel: **01539 793388**
Email: developmentplans@southlakeland.gov.uk

www.southlakeland.gov.uk www.investinsouthlakeland.co.uk

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Your contact details

Your details

Organisation:	
Name:	
Address:	
Postcode:	
Telephone:	
Email*:	

Your agent's details (if you have one)

Organisation:	
Name:	
Address:	
Postcode:	
Telephone:	
Email*:	

***We aim to minimise the amount of paper printed and sent out. Therefore, please provide an email address if you have one – where an email address is supplied, future contact will be made electronically.**

This response contains <input type="checkbox"/> pages including this one (please indicate).

If you have any questions, or wish to be removed from our consultation database, please call the Development Plans team on tel: **01539 793388**.

If you would like a copy of this document in another format such as large print, Braille, audio or in a different language, please call **01539 733333** or email **customer.services@southlakeland.gov.uk**





Equalities Monitoring Form

We would be grateful if you could complete and return the Equalities Monitoring Form below.

About you

Development Management Policies DPD Issues and Options Consultation

Please only complete this section if you are responding as an individual.

Collecting, analysing and using this information allows us to meet our commitments to different groups of customers. Please feel free to leave questions that you do not wish to answer. All of the information gathered for equalities monitoring is confidential and once received will be separated from your contact details and consultation response.

Are you:	Male <input type="checkbox"/>	Female <input type="checkbox"/>	Prefer not to say <input type="checkbox"/>
16 and under <input type="checkbox"/>	17-25 <input type="checkbox"/>	26-35 <input type="checkbox"/>	36-50 <input type="checkbox"/>
51-65 <input type="checkbox"/>	66-80 <input type="checkbox"/>	Over 80 <input type="checkbox"/>	Prefer not to say <input type="checkbox"/>
Did you attend a drop-in event as part of this consultation?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Prefer not to say <input type="checkbox"/>
How did you find out about the consultation?			
Do you have a limiting disability or health issue?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Prefer not to say <input type="checkbox"/>



Consultation Response Form

Your comments

Please use this form to comment on the Draft Development Management Policies DPD.

Please make your comments in the box below, making it clear which policy your response relates to using the policy reference number or paragraph number:

Your comments

(continue on a separate sheet if required)

Consultation Response Form

Are there any other topics or issues that you wish to raise?

(continue on a separate sheet if required)

Do you have any comments to make on the Interim Sustainability Appraisal Report or Draft Habitats Regulations Assessment associated with the Draft DPD?

(continue on a separate sheet if required)

Do you have any comments to make on the evidence base documents supporting the Draft Development Management Policies including the Housing Standards Topic Paper?
Please indicate which document you are referring to.

(continue on a separate sheet if required)

Thank you for your views and suggestions.

Appendix 7: Summary of Comments made on the Draft Development Management Policies: Main Changes Pre-Publication Consultation

This appendix summarises all the comments that were received during the consultation on the 'main changes' to the DPD in June-July 2017. Each comment is summarised, and for most of the issues raised a Council response has been provided to show how the comments have been taken into account in finalising the Publication stage DPD.

Policy	Respondent	Comment	Council Response
General	Garner Planning obo Cumbria House Builders Group	No significant changes since the draft Development Management DPD consultation - CHBG are of the view that the policies will stymie housing development. Introducing a new set of lengthy and onerous planning policies will not help improve the housing supply position. No viability study available at the time of this consultation so financial implications of the policies cannot have been fully considered.	Viability Study has been commissioned and will accompany the Publication DPD.
General	North Yorkshire County Council	Welcome the opportunity to comment as part of the Duty to Co-operate. Do not consider the proposed main changes raise any strategic cross boundary issues for North Yorkshire.	Noted.
General	The Coal Authority	No specific comments.	Noted.
General	United Utilities	Wish to highlight that United Utilities will work closely with the Council during the Local Plan process to develop a coordinated approach to delivering sustainable growth in sustainable locations which are accessible to local services and infrastructure. United Utilities will continue to work with the Council to identify any infrastructure issues and most appropriately manage the impact of development on its infrastructure during the preparation of the Local Plan	Noted.

Policy	Respondent	Comment	Council Response
General	Home Builders Federation	Previous comments made on the draft DPD remain valid - some improvement but concerns over the impact on housing delivery have not been overcome. Disappointed that not accompanied by viability assessment. Proposed policies together with Cumbria County Council's requirements impact on delivery and affect scheme viability.	Comments and viability concerns noted. The viability study is in progress and stakeholders, including the HBF were invited to a workshop on 13th July 2017 to discuss viability issues to inform the study.
General	Jo Willmott	Document too focussed on housing development.	No change: the DPD also deals with other forms of development including employment, retailing and tourist accommodation. The Core Strategy also sets out strategic planning policy on a wide range of types of development. It is considered the range of policies relating to housing is appropriate to the range of issues to be addressed and the fact that the great majority of planning applications relate to proposed development for housing.
General	Electricity North West	General advice regarding the impact of development on ENW's infrastructure and guidance for the development management process. Reference to two HSE documents: HS(G)47 – Avoiding danger from underground services and GS6 – Avoidance of danger from overhead electric lines which should be referred to at planning application stages.	Noted
General	National Trust	No specific comments and broadly supportive of the proposed amendments.	Noted
DM1	Valerie Kennedy	Unambiguous definitions need to be included - reference to adequate spatial separation distances, adequate public, private and shared spaces and landscaping district's natural environment qualities, distinctive landscapes and townscapes, public visual amenities and good design - all open to interpretation. Policy will only be successful in its objectives if methodology used to apply is robust and mandatory	Noted. Supporting text to the policy makes clear the role of guidelines and other guidance including forthcoming Design SPD and how these will be used to help define such terms.

Policy	Respondent	Comment	Council Response
DM1	AONB Partnership	Requirement 8 Welcome reference to protecting and enhancing the setting and qualities of the Arnside and Silverdale AONB and inclusion of protecting and enhancing the views into and out of this protected landscape	Support noted
DM1	AONB Partnership	Requirement 9 Question the deletion relating to cumulative effects. The cumulative impact of development on landscape character and visual amenity of the setting of the AONB is of concern to the AONB partnership. Is it possible to include ensuring development will not result in adverse cumulative effects on the setting of the AONB in the revised requirement 8?	No change. Considered appropriate not to specifically include such a requirement, difficult to apply and define and will depend on local circumstances. Each planning application will have to be considered on its own merits, in some cases assessments will need to be undertaken such as a transport, or landscape character assessment and these will need to take account of cumulative effects, likewise when considering infrastructure requirements as expressed in the supporting text.
DM1	AONB Partnership	Paragraph 2.1.6 Welcome explanation of importance of the 'setting' to the AONB, support additional wording	Support noted
DM1	Ashton Planning	Reaffirm comments on draft document, replace verb 'must' with 'should', and include 'as applicable'	Change made. Reference to 'must' deleted from the policy. Supporting text and introductory text makes it clear the policy will be applied to all new developments as appropriate to local circumstances.
DM1	Garner Planning obo Cumbria House Builders Group	Alter the first sentence to say "Development proposals should, where appropriate and relevant, seek to address the following:-" See 2.1.2 below for the reasoning	<p>The Council accepts that there may be certain applications where some of the criteria may not be applicable or relevant, and some additional text in section 1.7 of the DPD has been included to explain how the policies will be applied.</p> <p>It is considered however that where the criteria are applicable or relevant to a proposal then they must be complied with and are not negotiable. They are considered to be general broad requirements that are</p>

Policy	Respondent	Comment	Council Response
			generally widely accepted as being key planning principles to underpin sustainable development.
DM1	Garner Planning obo Cumbria House Builders Group	For each bullet point delete "ensure" as the first word.	No change. Disagree removing word "ensure" - this is a command to ensure things happen otherwise we may fail to see the requirements realised.
DM1	Garner Planning obo Cumbria House Builders Group	Requirement 1 Second bullet point add to the end "where appropriate".	No change. Disagree adding where appropriate - see response above
DM1	Garner Planning obo Cumbria House Builders Group	Requirement 4 There is a requirement that the adequate and safe movement of pedestrians, cyclists and motor vehicles does not harm local and residential amenity or character of the area. Delete the words "in a manner that does not harm local and residential amenity or character of the area;" The NPPF says permission should only be refused where the cumulative impacts are severe (paragraph 32).	Change made. Policy has been amended – reference deleted, other policies including Policy DM2 will be used to ensure such harm doesn't occur.
DM1	Garner Planning obo Cumbria House Builders Group	Requirement 6 and 7 should say protection or enhancement	No change. In context of biodiversity, natural environment and valued landscapes, considered appropriate to include protection and enhancement

Policy	Respondent	Comment	Council Response
DM1	Garner Planning obo Cumbria House Builders Group	Requirement 8 - Delete the words “and enhancement”. This criteria and the wording of 2.1.6 and 2.1.7 will be interpreted by some that if you can see it from a National Park or AONB the development is not acceptable.	See above. Policy seeks to ensure protection and enhancements of designated protected landscapes - (valued landscapes - defined in NPPF Para 109), in achieving this need to consider views into and out of these landscapes. Policy and supporting text is in line with current Core Strategy policy CS8.2.
DM1	Garner Planning obo Cumbria House Builders Group	2.1.2 The explanation indicates that the elements of the policy may not be appropriate to all development proposals. In that case the policy should make that clear. Applicants should not be required to demonstrate why elements of the policy are not applicable or achievable, the policy should be appropriately worded to accommodate the fact that not all elements are applicable or achievable.	See previous response above.
DM1	Garner Planning obo Cumbria House Builders Group	2.1.3 It is not clear what the difference is between “current needs” and “future identified needs”. Are they not both current identified needs? It is not clear in what documentation these needs are to be identified.	Noted, can only consider current identified needs, however, need to think about potential impacts on delivery of future needs. Current identified needs set out in the adopted Local Plan, future needs through next Local Plan. Supporting text amended in publication DPD– acknowledge that infrastructure must be provided where existing infrastructure does not have adequate capacity to support needs generated by the development.
DM1	Garner Planning obo Cumbria House Builders Group	2.1.4 “Developments must be supported by adequate infrastructure required to support the needs it may generate.” This could be put more simply but to be clear development should only support additional infrastructure where existing capacity cannot accommodate needs generated by the development. The wording should be amended to; - “Developments must provide additional	Right to say developments should be supported by additional infrastructure where existing infrastructure does not have adequate capacity. How this is secured/delivered will depend on the extent to which it relates specifically to the individual development, where there are cumulative effects, different delivery mechanisms might be enacted.

Policy	Respondent	Comment	Council Response
		infrastructure where existing infrastructure does not have adequate capacity.”	Supporting text amended in publication DPD– acknowledge that infrastructure must be provided where existing infrastructure does not have adequate capacity to support needs generated by the development.
DM1	Garner Planning obo Cumbria House Builders Group	2.1.6 and 2.1.7: It is not correct to say that the surrounding landscape provides the impressive setting of an AONB or National Park. If that landscape was so impressive it would be within these areas.	Change made. Word ‘impressive’ deleted.
DM1	Garner Planning obo Cumbria House Builders Group	Saved Local Plan Policies to be replaced – It is far too vague to say “Will replace many elements with current policies”, the actual policies need to be identified. If the planning authority do not know what they are, you cannot expect applicants to know.	Appendix 3 identifies which current saved local plan policies or elements of them will be replaced by Policy DM1.
DM1	Grange Town Council	Should recognise and recommend reference to Neighbourhood Plans for locally specific policies.	It is not considered appropriate to include specific reference to Neighbourhood Plans as these do not form part of the DMDPD. The introduction makes reference to the role and relationship of Neighbourhood Plans.
DM1	Grange Town Council	Delete reference to compensation – open to abuse. No mitigation, no development	Change made. The policy has been amended in line with recommendations contained within the Habitats Regulation Assessment, to make a distinction harm will only be allowed in exceptional circumstances reference to designated assets. Considered appropriate to refer to compensation in context of

Policy	Respondent	Comment	Council Response
			non-designated assets, aligns with Core Strategy CS8.4, NPPF paragraph 118.
DM1	Historic England	The purpose mentions "historic" as does the reasoned justification yet the policy itself does not mention it.	Change made. Additional word added to requirement 7 – 'historic'.
DM1	Home Builders Federation	Proposed changes generally considered positive. However still some concerns that the policy reads as a long list of requirements that will be applied to every site irrespective of its applicability. Council needs to be clear which elements of current policies will be replaced by DM1 as the current wording "will replace many elements within current policies" is unclear.	Noted - see responses above, supporting text and introductory text makes clear how the policy will be applied and reference to Appendix 3.
DM1	Kendal Town Council	Welcome the expansion of requirement 1 and strengthening of requirement 6 to provide clarity around the role of mitigation and compensation (note – is referred to as requirement 7) and requirement 7 on the additional reference to the protection and enhancement of the district's natural environment qualities (note – is referred to as requirement 8).	Support welcomed.
DM1	Sport England	Sport and Physical Activity Policy Gap. Should be a golden thread through DMDPD. Need to ensure principles of Active Design are embedded within design policies	Noted. See corresponding response regarding DM2.
DM1	United Utilities	Support the principles particularly point 3 highlights need for foul and surface water to be disposed of in a sustainable and viable manner. Paragraph 2.1.4 supported, but also like to see additional criterion in policy 'carefully controlling developments that would generate significant point source pollution such as some types of industrial activity and energy generation. Also, locating new sensitive receptors, such as new residential development away from existing operational activities which generate odour and noise'	Support noted. It is considered these Matters would most appropriately be addressed through Policy DM7 and other legislation – appropriate changes have been made to Policy DM7, the latter point is included in Policy DM7.

Policy	Respondent	Comment	Council Response
DM1	Highways England	Consider that the policy doesn't add anything further than NPPF and Core Strategy in relation to transport. Lacks detail to sufficiently address need for more precise local transport guidance that reflects current national guidance. Additional guidance in reasoned justification is welcomed, it should be the basis for providing more detail in policy requirements. Seek a new transport specific policy applicable to all development, especially given the Core Strategy pre-dates the NPPF and the withdrawal of Guidance on Transport Assessment.	Noted, Core Strategy policy CS10.1 and CS10.2 provide overarching transport policies and will continue to be applied until superseded by single local plan 2021-2036. Therefore not considered appropriate to produce a more detailed transport policy in the DMDPD.
DM1	Highways England	Agree with deletion of requirement 3 and insertion within Policy DM2	Support noted
DM1	Highways England	Note requirement 5 reference removal to reference unacceptable traffic generation, disturbances or highways safety issues, appreciate this is more general, but the DPD now no longer has any reference to this.	Noted. Core Strategy policy CS10.2 seeks to ensure volume and nature of traffic generated by a proposal can be accommodated without detriment to highway safety.
DM1	Highways England	Support inclusions reasoned justification about cumulative impacts etc., this does not seem to provide justification for requirements in Policy DM1, in actuality seems to support inclusions of elements in the now deleted requirement 9	Noted.
DM1	Highways England	DPD presents opportunity to update standards to reflect current policy - reference to thresholds relating to Transport Assessments. Should be considered how the DPD policies can align with the NPPF while complementing the Core Strategy and updating those elements that are potentially now less relevant. Policies should ensure they meet NPPF criteria and expand on a local level, offering more detail as to how they envisage priority to pedestrian and cycle movements for example, or how they expect safe and secure layouts to be realised	Noted. Standards are embedded within Council Validation Checklist, and emerging Cumbria Design Guide. These are not being reviewed through the DPD process. Design Guide SPD provides opportunity to expand upon expectations relating to safe and secure layouts.

Policy	Respondent	Comment	Council Response
DM1	Highways England	Reviewed Core Strategy policies - DPD should provide further clarification on how elements of Policy CS10.1 and CS10.2 can be applied. Example could include more focus on efficient Travel Plans and site specific measures, or provision or segregated convenient access for pedestrians and cyclists along key desire lines to local facilities and amenities.	Noted. Policy DM5 seeks to ensure provision of green corridors and pedestrian/cycle links on desire lines.
DM1	AONB Partnership	Para 2.1.6 Welcome explanation of importance of the 'setting' to the AONB, support additional wording	Support noted
DM1	Highways England	Need inclusion of a statement stressing need for engagement with all stakeholders at the earliest opportunity, as following the withdrawal of assessment thresholds it has become even more essential to ensure assessment requirements are adequately scoped beforehand.	The Council's validation checklist specifies when assessments are required. The supporting text references the role of utilising existing guidelines and engagement with other bodies for example the Highways Authority.
DM1	Cumbria County Council	In line with our previous consultation response we welcome the revised reasoned justification strengthening the role that developer contributions can play in funding required infrastructure provision.	Noted and welcomed
DM2	Valerie Kennedy	Need to be supported by clear definitions of phrases 'positive relationship with surrounding uses', 'high standard of landscaping', 'local context' and located sympathetically within built and natural environment.	Noted. Supporting text to the policy makes clear the role of guidelines and other guidance including forthcoming Design SPD and how these will be used to help define such terms.
DM2	AONB Partnership	Principle 2 - welcome inclusion of 'high standard of landscaping and boundary treatment'... Principle 2 - bullet point 4, suggest reword 'to conserve the local views and features that provide a positive contribution to the sense of place'. Principle 3 bullet point 3 welcome inclusion promotion of active travel over other modes of transport. Welcome chance to have an input into forthcoming Design SPD where relevant to the AONB	Change made to Principle 2 bullet point 4, now states designing schemes so they conserve important local public vantage point views. This is necessary to make a distinction that it is public views seek to protect not all types of views. Support welcomed.

Policy	Respondent	Comment	Council Response
DM2	Cumbria Constabulary and obo Police and Crime Commissioner	Principle 4- welcomed but could be enhanced and consolidated as follows; integrating security measures as part of the design, ensuring public and communal spaces, buildings, streets and paths are directly overlooked through natural surveillance, ensure clear and obvious demarcation between public and private spaces and consulting with police Crime Prevention Design Advisor at an early stage	Noted. Policy seeks to identify broad principles designing out crime, opportunity to elaborate further within Design SPD. Policy makes reference to first two points.
DM2	Garner Planning obo Cumbria House Builders Group	Two and a half pages of policy does not provide useful guidance to those seeking to bring forward housing schemes. There are 33 bullet pointed criteria to be considered. A shorter and punchier policy supported by the intended Design Guidance would be preferable.	Policy seeks to establish a set of key design principles in the absence of any published Council guidance or up-to-date policies. The length of the policy is considered justified in this context, design needs to be considered holistically and there are many factors that need to be considered. The Council has committed to producing a Design Guidance, but this will not carry the same statutory weight, so it is important to include key elements within the policy that can then be justifiably elaborated on further through the Design SPD such as acceptable space standards.
DM2	Garner Planning obo Cumbria House Builders Group	The "Significant weight" reference seem superfluous given the policy is to have development plan status. Where other policies do not have this wording it is probably not the intention that they have less weight. The first sentence should read "The following design principles should be applied where relevant, appropriate, practicable, achievable and viable:- All comments made in relation to the previous draft remain relevant	Change made, reference to significant weight removed. Policy will be applied as applicable and relevant, however, not considered appropriate to include the additional wording. It is important that the policy is applied consistently and that the Council makes clear what its expectations are with regard to what it considers to constitute good design

Policy	Respondent	Comment	Council Response
DM2	Garner Planning obo Cumbria House Builders Group	Principle 9. There needs to be a justification for the provision of 15% of car park spaces having electric charging points. A housing development may have an average of 2.5 spaces per dwelling, so it would seem the requirement is that close to 40% of dwellings must have electric charging points whether there is demand or not. It would be preferable if this was not a policy requirement but developers will respond to demand for such provision as an optional extra. If the authority insist on such a policy it would be better if the policy related to dwelling units than car park spaces. Any additional costs will need to be considered in the forthcoming Viability Study.	Noted. Policy amended, no specific reference to electric vehicle charging points being a requirement, this is now included within a list of measures identified in Appendix 1 to be considered in applying principle 9 of the policy. This will enable the Council to seek provision of electric charging points as relevant to the proposal under consideration, allowing a more flexible approach.
DM2	Garner Planning obo Cumbria House Builders Group	The final sentence says "Council and other guidance including a forthcoming Design and Supplementary Planning Document will be used to determine the extent to which proposals meet these principles." Other documents cannot be given development plan status. As indicated at the outset a shorter and punchier policy supported by Design Guidance would be preferable.	Noted and acknowledged. Policy no longer includes specific reference to role of SPD in this context, however, important to retain a cross reference within supporting text to make clear how such documents will be used to help inform planning decisions in relation to the extent to which proposals meet policy principles.
DM2	Garner Planning obo Cumbria House Builders Group	Supporting text 2.2.2 Indicates that there may be elements of the policy not relevant to all development proposal scenarios. That must be correct so the policy should make clear that the criterion are to be applied where relevant. The applicant should not be required to demonstrate parts of the policy are not applicable.	See response above - reference to application of policies as applicable, and relevant. Change made. Reference to applicants needing to demonstrate degree to which parts of the policy are applicable deleted from supporting text.
DM2	Garner Planning obo Cumbria House Builders Group	Supporting text 2.2.4 LVIA's and Design and Access Statements are not required for all applications, unless the Council is now saying that such documentation must be now be submitted for all applications.	Noted. Not implying these are a requirement for all developments. However, important to acknowledge their role in assisting with determination of extent to which proposals meet the principles set out in the policy.

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			Change made. Additional text added to supporting text to make clear that these will be required as set out in the Council's Validation Checklist.
DM2	Grange Town Council	Include reference to local design guide documents e.g. Design Guide in Grange Neighbourhood Plan	The supporting text makes reference to other local design guides, these will be used to help inform planning decisions in relation to the extent to which proposals meet these principles. However, it is not considered appropriate to refer to specific design guides that relate to certain parts of the district only.
DM2	Home Builders Federation	Unclear why policy retains reference to "significant weight" - creates confusion over the relative weight of other policies. Amendments to policy generally useful and noted that the Council intends to prepare Design SPD - this will help interpret the requirements as many remain vague and could be misinterpreted. Requirement for large developments to create character areas lacks clarity - further guidance on definitions needed. Policy includes new elements that will impact upon viability such as electric vehicle charging points - need to be considered in viability study. Important that policy remains flexible.	See responses above reference to deletion significant weight. Note welcome production of a Design SPD. Reference to character areas – change made. Policy amended reference to character areas removed, replaced with wording contain distinctive areas that create a sense of place – applies to large residential developments. Opportunity through Design SPD to consider how this can be applied in practice.
DM2	Kendal Town Council	Pleased to see principle 3 – inclusion of a reference to mixed and well integrated communities and requirement for the interspersing of housing types and tenures. Also welcome the commitment to produce a Design SPD.	Comments welcomed.
DM2	Sport England	Need to ensure active design principles are embedded into the policy - see draft brief response. Disappointed previous comments not taken on board in this regard. Welcome commitment to producing a Design SPD hope these principles are embedded	Some elements are covered within existing Core Strategy and Policy DM4 supports a network of multifunctional open space. Principle 3 supports Activity for All principle, this is expanded upon with specific reference to promoting

Policy	Respondent	Comment	Council Response
			active travel (walking and cycling) over other modes of transport.
DM2	Jo Willmott	Should say development proposals must respond appropriately to local landscape and settlement character and reinforce and promote local distinctiveness by...	Policy wording is correct, landscape is referred to separately in principle 2, first principle needs to make a distinction between local character and settlement character, two distinct separate considerations, local character relates to the immediate area, settlement character is the wider character of the place the proposal is set within.
DM2	Jo Willmott	[Comments based on previous draft consulted on in winter 2016]. Ought to be specific reference to public and wider views - 'development proposals must respond appropriately to local context, landscape and built environment setting and impact on PUBLIC & WIDER views by...	Change made. Wording has been amended, no longer reference to public and wider views in the heading of principle 2, but reference in fourth bullet point, need to make distinction protecting public vantage points with regard to views of local landmarks.
DM3	Valerie Kennedy	Assessing significance - Need to draw up strict criteria that can be used to ensure proposals really have taken account of the historic context of the area. Need to include practical examples of how historical features of Grade II listed building should be protected within context of proposed developments. Principles in policy excellent, but needs to be an objective way of assessing that developers have demonstrated a clear understanding of the assets' heritage values, including its setting and any parts that would be directly affected by any proposal	The policy includes requirements for developers to demonstrate how they have taken historic context, heritage value, significance and setting into account and explains how significance will be assessed. The draft policy has also been updated to strengthen it based on comments from Historic England and others.

Policy	Respondent	Comment	Council Response
DM3	Canal and River Trust	Disappointed comments on previous draft not taken into account - resubmitted as follows: Policy DM3 - Historic Environment - The Trust would like to see reference made within the supporting text to this policy that the former Lancaster Canal and supporting infrastructure are heritage assets.	The supporting text will be revised to make reference to these assets.
DM3	Garner Planning obo Cumbria House Builders Group	10. The wording should be “preservation or enhancement” in accordance with Section 72 of the Listed Buildings Act 1990. 2.3.5 Should refer to “safeguard or enhance”. 2.3.6 Should refer to “sustaining or enhancing” 2.3.9 The term “preservation or enhancement” is used. This is the correct term and should be reflected throughout the policy and Reasoned Justification.	Regarding point 10, the Planning & Listed Buildings Act 1990 Section 71 refers to the duty of local planning authorities to formulate and publish proposals for the "preservation and enhancement" of Conservation Areas. Regarding the references within the supporting text, para. 126 of the NPPF refers to "sustaining and enhancing" the significance of heritage assets; while paragraph 131 specifically states that "In determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation". As such, the word 'and' is retained rather than 'or' and in the case of 2.3.5 'safeguard' has been amended to 'sustain'. In the case of the reference at 2.3.9, use of 'or' has been amended to 'and'.

Policy	Respondent	Comment	Council Response
DM3	Grange Town Council	Paragraph 2.3.14 Are parishes expected to supply a list of local historic assets? If not, insert reference to parish councils and/or extant parish plans for locally important historic assets	It is expected the Parishes will respond to consultation on the Local List and will, in doing so, suggest any additional assets they believe should be included.
DM3	Historic England	The NPPF recognises the importance of setting and therefore this should be included in this opening paragraph.	Reference to 'setting has been added to the first sentence of the policy.
DM3	Historic England	Assessing Significance and Impact - It would be helpful if for clarity, when referring to degree of significance it is clear as to what this refers to – is it the grade of the asset or what the asset's significance is. The bulleted list should read as a list of things which should be included within an assessment of development proposals.	The policy wording has been amended to avoid/explain the use of the word 'degree'. The list has been amended to reflect the comments made.
DM3	Historic England	Policy should be clear and consistent in its uses of terms such as listed buildings, non-designated and designated assets, historic environment and etc. Given the first section of the policy appears to apply to the historic environment, heritage assets and their setting; it might be worth using this? It would be helpful to refer to harm as the test is to whether any harm is necessary and can be justified through substantial public benefits.	We have reviewed the policy to ensure that references are consistent and appropriate with regards different types and levels of asset. Historic Environment and Heritage Assets are considered to be all-encompassing and where used should be read to their full meaning. The policy refers to harm several times, including in relation to the test.

Policy	Respondent	Comment	Council Response
DM3	Historic England	Nationally designated heritage assets - The title only needs to refer to heritage assets. The policy refers to “affecting” which could be positive or negative and the sentence needs to be amended. Appears to imply that provided the information included is submitted, the proposal will be supported, it should read that the proposals should demonstrate these elements. Include reference to Heritage at Risk e.g. The Council will encourage proposals that secure the future of heritage assets identified at risk on Historic England’s Heritage at Risk Register.	The section title refers to heritage assets but the section requires splitting up as different bits of the policy refer to different types of asset. We have amended the text to improve the reference, avoiding the word 'affecting' and to make clear that the application should demonstrate certain elements but that their inclusion would not automatically result in approval. We have amended the policy to refer to Heritage at Risk.
DM3	Historic England	Archaeological sites - The starting point for any application that affects a SM or site of national importance is that development will not be permitted where it harms these types of assets. Appears to suggest that provided the information is submitted in the bulleted list to accompany the application then the application will be supported. There is no mention of the types of archaeological assets that exist. SM and those of national importance are considered to be of the highest significance and should be treated accordingly. Reference to national policy or legislation would sit better within the supporting text. The policy should also have a section on how it will deal with non-designated assets or unknown assets. Make it clear that the information to support an application should be proportionate to the significance of the asset and may include desk based and/or field evaluation. Given the high significance of SM and those of national importance it should be clear that preservation in situ will be the preferred approach but when this is not justified in terms of the tests in the NPPF then the policy should outline what the applicant will need to do including possibly excavation, recording, interpretation etc.	We have amended the text to highlight the presumption against harm to nationally important archaeological assets. We have amended the text to avoid the word 'affecting' and to make clear that the application should demonstrate certain elements but that their inclusion would not automatically result in approval. Additions have been made to the supporting text to refer to types of assets, national policy and legislation. We have added reference in the policy to: preservation in-situ being the preferred approach and what will be required when it is not possible; how non-designated and unknown assets will be dealt with and that the information submitted should be proportionate.

Policy	Respondent	Comment	Council Response
DM3	Historic England	Locally designated or identified heritage assets - Conservation areas - Conservation areas are not a local asset. The policy should clearly outline the Council's starting position on conservation areas, and the bulleted list should represent what needs to be demonstrated/submitted to determine the application and the level of harm.	Conservation Areas are designated at the local level, albeit under national legislation, and this section has been repositioned within the policy to reflect this. The bulleted list has been amended to reflect the comment.
DM3	Historic England	Non-designated heritage assets of local significance - The policy would benefit from a rejig to show the Council's starting position on applications affecting these types of assets. Suggest finish the policy with a sentence on when the loss of the asset is permitted what will be required e.g. survey, recording and deposited with the HER.	We have re-ordered the policy as suggested and have added to the end of the policy reference to requirements where the loss of an asset is permitted.
DM3	Historic England	Substantial harm and the demolition or complete loss of heritage assets - appears to attempt to determine what substantial harm is which may or may not apply to all assets. The policy should allow for each application to be considered on a case by case basis. The policy would benefit from outlining that where demolition is proposed the following list of points needs to be demonstrated rather than if you include the following list, LBC/PP will be granted. Paragraph 133 of the NPPF refers to funding not possible, feasible would refer to something different. Bullet 18 and 19 as drafted appears to infer that this justifies substantial harm.	We have amended the policy to refer to the points that need to be demonstrated if demolition is proposed and to amend references to 'feasible' and justification of substantial harm.
DM3	Historic England	Public benefits - Has this already been covered?	Public benefits are covered within the policy

Policy	Respondent	Comment	Council Response
DM3	Historic England	<p>Para 2.3.4 Last three lines – does not appear to sit well within the text and is not factually correct so it would be best if it is deleted</p> <p>Para 2.3.6 The NPPF recognises the importance of setting and this should be mentioned here.</p> <p>Para 2.3.7 See comment on main policy which needs to be reflected in the supporting text e.g. level of asset’s significance reference. Not sure what “reversibility in design mitigation” means.</p> <p>Para 2.3.8 See comment on main policy which needs to be reflected in the supporting text. Reference to the need to undertake a heritage assessment needs to be reinforced within the policy.</p> <p>Para 2.3.9 This outlines the Council’s position on non-designated heritage assets and should be included within the Policy.</p> <p>Para 2.3.10 This doesn’t appear to be in the right position in the text.</p> <p>Para 2.3.11 The content of this paragraph is rather confusing and should be made clearer as to what it is requiring. Is the Council proposing public benefit requirements that are different to the requirements of the NPPF? It is not clear.</p> <p>Para 2.3.12 As this follows on from above, is this a list of requirements for the Council’s test of benefits or national?</p>	<p>We have amended the text at the relevant paragraphs as suggested in most instances. The Council is not proposing different public benefit requirements to those in the NPPF. The wording is taken from the NPPF. Reversibility in design mitigation refers to the reversibility of changes to heritage assets as set out in Historic England's Conservation Principles, Policies and Guidance document, which recommends that in making decisions about changes, including repair interventions, the reversibility of such changes should be considered.</p>

Policy	Respondent	Comment	Council Response
DM3	Historic England	Historic Parks, Gardens and Landscapes - This should sit in the designated assets section. The opening paragraph should outline the Council's starting position for any applications that affect these types of assets. Paragraph 2 appears to attempt to define what makes a good proposal and would get planning permission. This should be reworded.	We have re-structured and re-worded the policy accordingly.
DM3	AONB Partnership	Welcome reference safeguarding, conserving and enhancing the wider historic environment and historic character of the area	Support noted
DM3	AONB Partnership	Nationally Designated Heritage Assets – requirement 6, wording does not appear to read quite correctly suggest it needs amending slightly. Policy states we will develop a strategy to help owners and developers find solutions to secure the future of listed buildings. No reference to Scheduled Monuments within the policy and under the 'Nationally Designated Heritage Assets' heading Suggest including reference to clarify the range of nationally designated assets. Setting of scheduled monuments may also need to be considered in the policy.	The wording has been amended accordingly and reference to Scheduled Monuments has been added. The policy covers setting of both designated and non-designated assets under 'Assessing Significance'. The supporting text, together with the policy, cover the range of nationally designated assets.
DM3	AONB Partnership	Locally Designated or Identified Heritage Assets – Conservation Areas, Historic Form, street pattern, layout and open spaces are important aspects of the spatial character of Conservation Areas and we recommend including references to these in the policy alongside height, scale etc.	Other terms cover these elements such as 'special character of the area' and 'townscape character'.

Policy	Respondent	Comment	Council Response
DM3	AONB Partnership	Non Designated Heritage Assets of Local Significance Recommend setting of non-designated heritage assets considered within the policy. Recommend contribution of non-designated heritage assets to settlement character is acknowledged and included in the policy Welcome new paragraph in the policy regarding Historic Parks, gardens and Landscapes	The policy covers setting of both designated and non-designated assets under 'Assessing Significance'. Contribution to settlement character would be one aspect considered in assessing significance.
DM3	Kendal Town Council	Welcome the comments from Historic England to strengthen and clarify the policy.	Support for other comments noted.
DM3	AONB Partnership	Paragraph 2.3.5 Refers to ensuring new development is sympathetic to cultural heritage along with local historic character. Cultural heritage, however, is not mentioned specifically in the policy and recommend this is included in the first sentence of the policy	We have removed reference to Cultural Heritage from the supporting text as this is not a term found within statutory legislation or the NPPF.
DM3	Cumbria County Council	In line with our previous consultation response we are pleased to see the policy has been enhanced to rightly differentiate between whether a proposal has substantial or less than substantial harm to a designated heritage asset.	Comments noted.
DM4	Ian Brodie	Only locally native species appropriate to the character of the area should be used in new planting. There is too much fragmentation of the natural habitat and part of this can be attributed to the use of non-native tree and shrub species which are often invasive.	The policy already refers to the need for new planting to be appropriate to its location and intended purpose and function. We have added into the policy a preference for native species, along with some other qualification of what 'appropriate means in this context.

Policy	Respondent	Comment	Council Response
DM4	Valerie Kennedy	Policy DM4 is unrealistic and introduction is full of jargon, although later sections are more specific and realistic. Housing on greenfield sites cannot result in quantitative green infrastructure gain.	The introductory paragraphs of this policy have been re-worded to aid readability. The policy makes clear that gains can be either quantitative or qualitative. Agricultural fields in particular often have lower value in terms of green/blue infrastructure than they have the potential for. Gains can therefore be achieved through development in the creation of gardens, semi-natural green spaces, new hedgerows or Sustainable Drainage Systems features for example.
DM4	AONB Partnership	Swift bricks should be included in list of measures as South Lakeland is important for this declining species. Policy should protect existing green and blue infrastructure as well as seeking gains. Strongly support acknowledgment of the range of benefits green and blue infrastructure provide and their contribution to landscape character and visual amenity.	Swift bricks are referred to specifically in the design policy as it is more a design feature than an element of green or blue infrastructure. Seeking enhancements and net gains infers that what is there already is protected, or at least replaced with infrastructure that is equal to or better than the existing. Support noted.
DM4	Canal and River Trust	Disappointed that comments on previous draft not taken into account - resubmitted as follows: Paragraph 2.4 - Policy DM4 - Green Infrastructure - Reference should be made within paragraph 2.4.1 to the Kendal-Lancaster Canal as a potential source of green infrastructure/open space. This would better reflect that the former canal is more than just a recreational route.	The supporting text makes general references to different types of green infrastructure/open space without making specific reference to any individual pieces of GI or open spaces. The canal corridor is recognised by the Council as a green corridor, with multiple functions. A reference has been added to green corridors at the suggested paragraph but it is not considered appropriate or necessary to refer to specific locations.
DM4	Garner Planning obo Cumbria House Builders Group	Not clear how a built development on a greenfield site can result in a net green and blue infrastructure gain - is the Council asking for blue and green infrastructure features on all sites? Trees It is not clear in what circumstance there is ever likely to be the loss of 1ha of trees or the opportunity to replace those trees	The policy makes clear that gains can be either quantitative or qualitative, as appropriate. Even small sites can provide new GI through e.g. thoughtful new planting and the creation of gardens. Much blue infrastructure can be delivered as the Sustainable Drainage Systems / drainage scheme for the site. Agricultural fields in particular often have lower G/BI

Policy	Respondent	Comment	Council Response
		<p>at a ratio of 30ha of trees. The first part of bullet point 2 should be deleted. The appropriate ratio is not defined. It would be better to simply say "...will be required to provide replacement trees" and delete the following words and sentence.</p> <p>Open Space Requirements – Quantity</p> <p>It remains unclear why a commuted sum of £200 per bedroom is required where new open space is not required because accessibility standards are met. This is not consistent with the CIL Regulations which requires obligations to be necessary to make the development acceptable in planning terms and directly related to the development. The CIL Regulations preclude the pooling of funding from five or more separate planning obligations. As worded this provision relates to all developments of whatever size, not just to schemes of over 10 dwellings, so there would appear to be a clear intent to pool funds from several schemes. SLDC does not have the resources to deal with the current level of S106 agreements let alone the significant increase in the number of agreements this requirement will generate. In what documentation will the Council demonstrate "current evidence of local needs at the time of the application"?</p> <p>Does this mean if there is no evidence of local needs there is no commuted sum? If there is no need for open space there can be no evidence of local needs, so the payment cannot be justified. This really is confusing. The Viability Study should make reference to this sum.</p>	<p>value than they have the potential for. Gains can therefore be achieved through development in the creation of gardens, semi-natural green spaces, new hedgerows or Sustainable Drainage Systems features for example. The requirement for 30ha to replace every 1ha lost was a recommendation by Natural England. However, it is recognised that this is likely to be inappropriate here and this bullet point has been amended. 'Appropriate ratio' is used as what is appropriate will vary by site. The £200 sum relates to the financial contribution referred to but not qualified in CS8.3b. A financial contribution is an existing requirement. If a proposal did not comply with CS8.3a/b, then it would not be acceptable without either providing new space OR a financial contribution. It is considered unlikely that 5 developments would all be asked to contribute to the same space. The head of the "Open Space Requirements" section specifically states that the section relates to developments over 10 dwellings. Evidence will come from the open space, sports and recreation study (soon to be updated) and the evidence of current provision and needs held by the Councils Parks and Open Spaces Team. Even if there is no local need in a particular area for formal open space, the rest of the policy, and CS policies would still need to be complied with.</p>

Policy	Respondent	Comment	Council Response
DM4	Grange Town Council	Paragraph 2 Include drystone walls and ancient hedgerows in examples of measures; preserved as important green corridors in Grange Neighbourhood Plan	Hedges and walls are already covered in Core Strategy policy CS8.2. The policy seeks the protection and enhancement of existing trees, including hedgerows and the new planting of appropriate green infrastructure, also including hedgerows.
DM4	Grange Town Council	Open space commuted sum of £200 per bed – should be a % increase over life of Local Plan	This has not been the approach to date and it would be challenging to pre-empt what an appropriate increase would be. This approach could be reconsidered through the preparation of the new Local Plan if evidence supported it.
DM4	Grange Town Council	Final paragraph – insert contribution of trees to biodiversity	Unclear which paragraph is referred to. The supplementary text lists a range of benefits of green and blue infrastructure, including biodiversity. It is not considered necessary to list separately the benefits of individual types of green and blue infrastructure.
DM4	Home Builders Federation	Policy will have significant viability implications which will require rigorous testing in the viability assessment.	The policy clarifies and adds detail to existing requirements already set out in CS8.1, CS8.2, CS8.3a, CS8.3b and CS8.4. These requirements have been taken into account in the viability study but are considered to be existing rather than new requirements

Policy	Respondent	Comment	Council Response
DM4	Sport England	The policy makes no reference to outdoor sport and playing field provision, neither is there a separate policy covering this typology. Sport England strongly suggest creating a new policy that covers all aspects of sport, indoor and outdoor. The Core Strategy policy CS8.3b contains quantity standards for playing pitches which are to be used in conjunction with the accessibility standards contained in policy CS8.3a. However, there are no accessibility standards for playing pitches within that policy so policy CS8.3b cannot be implemented for playing pitches or any other outdoor sport. A separate development management policy to cover outdoor sport will help bridge that gap. A Playing Pitch Strategy will provide evidence of what shortfalls/spare capacity exists and where, and which sites require capacity to be increased to accommodate demand from housing growth. A formula can then be devised to obtain contributions to increase capacity at existing sites or create new.	The existing Open Space, Sport and recreation study did not identify needs for significant new in or outdoor sports facilities in the District. Since it was produced, several qualitative improvements have been made. A refreshed evidence base for Open Space, Sport and Recreation will be prepared to inform the new Local Plan, on which work will begin in earnest in early 2018. We would welcome Sport England's input to this work.
DM6	Valerie Kennedy	Second introductory paragraph about location of development and avoiding areas of flood risk needs an additional bullet point stating - does not increase flood risk elsewhere. Evidence from 'independent assessors' because appointed by developer cannot be said to be completely independent. Evidence from 'independent assessors' would be more acceptable if they were appointed by the Local Flood Authority from a bank of approved assessors and if reports were submitted to the local flood authority or planning departments before being passed on to the developer and if reports were paid for by the developer.	Noted. Change made to policy now includes reference to 'without increasing flood risk elsewhere' Reference to requirement for an independent assessor deleted from the policy. It is considered inappropriate to expect the Local Lead Flood Authority to identify and appoint assessors in this regard. However, reference to a competent qualified person/body now included.
DM6	AONB Partnership	Suggest policy also focuses on ensuring that the location and nature of development does not increase the risk of flooding	Noted. The policy seeks to ensure this is the case.

Policy	Respondent	Comment	Council Response
DM6	Garner Planning obo Cumbria House Builders Group	<p>It would be preferable if this policy was deleted in its entirety and national policy and guidance relied upon. As this request has already been made and the Council not taken up this suggestion, more detailed comments are made below as a second best option.</p> <p>Location of Development – Avoiding areas of Flood Risk</p> <p>The policy refers to “new development” but of course development can be in many different forms including Essential Infrastructure, Water Compatible and Less Vulnerable developments (see Tables 2 and 3 of the Technical Guidance to the NPPF). The policy forgets this and seems to create a policy that has just built development in mind. Not all developments should be directed towards areas where the risk of flooding is low. The NPPF makes clear where development in areas of flooding is acceptable. DM6 does not comply with the NPPF and this will cause confusion. It would be better if the policy read as follows:-</p> <p>“Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas of highest risk, but where necessary, making it safe without increasing flood risk elsewhere. Where necessary a Sequential Test and/or Exception Test will be applied in accordance with national planning policy.”</p> <p>As currently worded there may be the suggestion that a Sequential Test is required for developments within Zone 1 and one must find the lowest flood risk site within Zone 1 i.e. at the top of a hill. The three bullet points can only be relevant if the site is in Zone 2 or 3 but the policy does not say this. It is not clear why all new development should ensure there is capacity in the wider area to store floodwater. If the development is in Zone 1 and is</p>	<p>Policy is needed - update of Core Strategy policy to bring it into line with NPPF and also to plug policy gap regarding Council expectations with respect to provision of Sustainable Drainage Systems and with regard to surface water and foul water disposal and treatment. Acknowledge that some forms of development might be appropriate in locations where flooding is not low.</p> <p>Change made to the policy to ensure it is in line with provisions of NPPF paragraphs 100 and 103 with regard to determining whether development is appropriate in terms of exposure to flood risk as requested.</p>

Policy	Respondent	Comment	Council Response
		unaffected by flood risk issues these requirements are not relevant.	
DM6	Garner Planning obo Cumbria House Builders Group	As indicated in the January 2017 the requirements for documentation submission is extremely onerous and a significant amount of detail is being requested at pre-application, outline and full application stage. The Council appear to be simply taking the County Council's lead on this matter and repeating County Council draft policy that has not been consulted on. The Council have made no significant alterations since the previous draft so it the detailed comments made previously are not repeated in this submission.	Change made. Reference to these requirements, deleted and reference made to the role of the Validation Checklist setting out requirements. These will be informed by the Cumbria Design Guide.
DM6	Garner Planning obo Cumbria House Builders Group	Surface Water disposal Planning policy should not be indicating who should undertake an assessment. Such assessments should indeed be undertaken by competent professionals whoever appoints them and to suggest that a consultant appointed by a developer is not independent is not correct. It is not clear who would meet the policy's requirements in this regard and who the Council consider is authorised to undertake such assessments.	Change made to the policy, reference to independent body to the applicant deleted, reference to a competent qualified person/body now included.
DM6	Grange Town Council	<p>The Ground Investigation Report requirement should be moved to the earlier pre-app stage to align it with SLDC and Grange Neighbourhood Plan design policy: drainage plans cannot be produced effectively from the beginning, as good practice requires, if there is no decent assessment of ground conditions before a layout is drafted.</p> <p>This change is in the interests of developers. Recent new developments (e.g. Berners affordables in Grange, Shoreside in Grange) have suffered long delays and substantial extra costs by having to redesign and fund plans</p>	<p>Noted.</p> <p>The Council's Planning Application Validation Checklist sets out requirements for documentation submission in support of various stages of a planning application. The list included no longer appears in the document, given it is not policy and may be subject to further change.</p>

Policy	Respondent	Comment	Council Response
		which were based on inadequate ground condition data at the outset. Other recent developments in South Lakes have been turned down at committee stage for unsatisfactory drainage plans, so this aspect is something that needs spelling out to developers to avoid costs later.	
DM6	Home Builders Federation	Policy places significant requirements on developers even at pre-application stage - considered unjustified and may put developers off the pre-app route - surely not the Council's intention? Policy appears to be a replica of the County Council's SuDS policy and the HBF and its members have concerns over the County's approach to surface water management control. Current proposals exceed the non-statutory national standards on many counts without justification. The HBF is currently pursuing this with the County Council. Also concerned that the Council is trying to influence the point of connection to the public foul sewer network - this is contrary to the right to connect to the nearest public foul sewer - this element of the policy is therefore ultra vires and should be removed/amended.	See comments above about requirements. It is - acknowledged developers have a right to connect to nearest public foul sewer, however, should as far as possible seek to dispose of surface water without recourse to use of foul sewer.
DM6	Kendal Town Council	Welcome the inclusion of the additional requirements. Still unclear about what is meant by 'capacity within the wider area', could this be expanded to be more specific about how the wider area is to be identified/interpreted.	Change to policy, reference to possible wider area to store floodwater deleted, policy now refers to ensuring there is capacity within the development site to mimic natural drainage as closely as possible.
DM6	Kendal Town Council	Under 'Purpose:' Members suggested removing the wording 'where possible' as it is not necessary and may be interpreted as weakening the intention of the policy and contradiction policy further down in the document	Change made, reference to where possible deleted.

Policy	Respondent	Comment	Council Response
DM6	Kendal Town Council	Under 2.6.7 Members suggest the inclusion of reference to the use of independent drainage experts where in-house expertise is not available to assess statements/opinions provided by the applicant.	Noted. No change.
DM6	Kendal Town Council	Members suggest that detailed flood & drainage design drawing, full structural, hydraulic and interpretive reports, including infiltration results and details landscaping details should be required at pre-application stage to allow adequate time for consideration, particularly for larger developments.	Noted. Requirements no longer included within the policy.
DM6	Levens Heritage	Concerns over serious flooding issues around Levens Hall and the impact of a bund that was constructed in the 1990s surrounding the Ninezergh farm fields. Costly economic impacts of flooding in this area are harming local businesses and livelihoods as well as local heritage due to historic buildings during flood events. Call for SLDC and the Environment Agency to tackle the issue in this area and reinstate a flood plain.	Noted - DPD process not the appropriate vehicle for designating flood plains
DM6	North East Kendal Flood Action Group	Welcome the revised approach additional points under 'location of development', requirement for approach to surface water drainage to be based on an independent assessment of site conditions and the table showing which documents must be submitted at each stage of the planning process. However, policy still unsound as it fails to ensure that the NPPF's requirement to make sure that development that increases flood risk elsewhere is permitted	The policy has been amended and is considered to be compliant with the NPPF in this respect.
DM6	North East Kendal Flood Action Group	Location of development bullet points should say that development should be refused if it cannot be demonstrated that the criteria would be met. Whilst this is not positively worded, the NPPF does allow such wording in the case of flooding	No change. The changes made are in line with NPPF.

Policy	Respondent	Comment	Council Response
DM6	North East Kendal Flood Action Group	Discussion of surface water should include a section on overland run off from outside the site e.g. where the proposed development is adjacent to farmland or upland areas.	Noted. No change.
DM6	North East Kendal Flood Action Group	Groundwater should be taken account of in all sites where this is raised in either an SFRA or in the independent assessment of site conditions, not just where required to protect vulnerable aquifers.	Noted. No change.
DM6	North East Kendal Flood Action Group	Cumulative effects of the proposed development together with other new or proposed developments should be considered	Noted- cumulative effects will be taken into account.
DM6	North East Kendal Flood Action Group	Agree the Design of Sustainable Drainage Systems should use the most up to date guidance available locally and nationally, but are not sure whether this should be restricted to adopted guidance. New and emerging science on aspects such as sub-regional and local rainfall and climate change should be capable of being a material consideration	Noted. However, can only refer to published local and national guidance. Not aware of any sub-regional guidance being available.
DM6	North East Kendal Flood Action Group	Concerned about design requirement to utilise naturally wet areas of a site as Sustainable Drainage Systems risks inaccurate calculations of attenuation, in effect directing site rain water from non-permeable areas into low lying areas of the site that already provide natural attenuation for upland run off and seasonal springs, and which would be full to capacity in winter storm conditions	Noted. Change made to policy, now states utilise the natural topography of a site to maximise its function as a Sustainable Drainage System feature
DM6	United Utilities	Support inclusion of Policy DM6 principles, seek inclusion of following sentence ' For proposals relating to the redevelopment of previously developed land, evidence of existing drainage arrangements, if any, should be provided'	No change.
DM6	Cumbria County Council	Reword first criterion under the heading Location of Development – Avoiding areas of Flood Risk to read: “Ensures there is capacity within the development site to mimic natural drainage as closely as possible”	Change made to policy as requested.

Policy	Respondent	Comment	Council Response
DM6	Cumbria County Council	Add following as separate section after third criterion: “Areas shown to be at risk of river, sea or surface water flooding will be regarded as land that is required for current and future flood management. Development should be avoided within these areas unless it is compatible with flooding or compensatory flood storage can be provided.”	Change made to policy as requested
DM6	Cumbria County Council	Under the heading Surface Water Disposal revise wording to state: “Development proposals should include the use of sustainable drainage systems which are designed to control surface water run off close to where it falls and mimic natural drainage systems as closely as possible. They provide opportunities to: - reduce the causes and impacts of flooding; - remove pollutants from urban run-off at source - combine water management with green space with benefits for amenity, recreation and wildlife. Where ever possible runoff from developments should be managed on the surface, be of the right proportion and type reflecting local circumstances unless it can be demonstrated by the applicant that ground conditions are unsuitable for such measures or there are other exceptional circumstances.”	Change made to policy as requested
DM6	Cumbria County Council	Replace June 2015 with “March 2015” in sentence beginning “the approach to surface water drainage	Change made to policy as requested.

Policy	Respondent	Comment	Council Response
DM6	Cumbria County Council	Delete the text stating: “Where drainage proposals are submitted which look at flood risk and proposed sustainable drainage systems (SuDS) a drainage strategy should be submitted detailing the following for the planning stages as below:” And replace with: “An appropriate Flood Risk Assessment and Drainage Strategy should be provided with each application taking into account current government guidelines. The following table provides guidance on the information to be provided for each planning stage.”	Change made to policy as requested.
DM6	Cumbria County Council	Under the heading Designing Sustainable Drainage System amend third criterion to read “Where ever possible ensure runoff from developments is managed on the surface to enable their performance to be more easily inspected and managed with pollution incidents and potential flood risk being visible. These features	Change made to policy as requested.
DM6	Cumbria County Council	Delete fourth criterion “Where it cannot be demonstrated above ground features can be provided, include below ground features”	Change made to policy as requested.
DM6	Cumbria County Council	Amend fifth criterion to read: - “Utilise the natural topography of a site to maximise its function as a Sustainable Drainage System feature”.	Change made to policy as requested.
DM6	Cumbria County Council	Amend seventh criterion to read: - “Seek to provide betterment, a lasting improvement that reduces flood risk downstream, especially where previously developed land is being used”.	Change made to policy as requested.
DM6	Cumbria County Council	In Safeguarding Watercourses and flood defences heading beneath Under Proposals will be permitted provided; add an additional criterion as follows: - “Any existing culverted watercourses should be ‘daylighted’ where possible”	Change made to policy as requested.

Policy	Respondent	Comment	Council Response
DM6	Cumbria County Council	Policy Links: Under other documents or guidance the Non-Statutory technical standards for sustainable drainage systems were issued March 2015 not June 2015.	Change made to policy as requested.
DM8	AONB Partnership	No substantive changes appear to have been made to this policy. The AONB Partnership's previous comments on this policy regarding other telecommunications infrastructure and energy infrastructure such as pylons still stand. It is not clear where these issues are covered elsewhere in existing district-wide policy.	This policy is about encouraging high speed digital infrastructure to serve new developments – not about controlling the development of new infrastructure such as pylons. It wouldn't therefore be appropriate to cover energy infrastructure in this policy. There are existing and emerging policies that are considered to adequately address the issues raised by telecommunications and energy infrastructure, in particular the 'Energy and Communications' policy in the draft AONB DPD.
DM8	Garner Planning obo Cumbria House Builders Group	This policy is not required and will delay and inhibit the delivery of housing. The planning policy should not go beyond Building Regulations requirements. The policy sets out requirements but 2.8.5 indicates that schemes will be considered on a case by case basis. If that is the intention then the policy should say this.	This policy is considered necessary and there is strong direction from Government for Councils to do all they can through plan making and decision taking to ensure new developments are properly served by high speed broadband (for example see Ed Vaizey MP's letter to Council leaders from March 2015). The EU Requirement, that all new homes should be 'high-speed' ready has also informed the development of this policy. With regards the Building Regulations, approved Document R - Electronic Communications took effect on 1 January 2017 and introduces a requirement for in-building physical infrastructure which enables copper or fibre-optic cables or wireless devices capable of delivering broadband speeds greater than 30 Mbps to be installed. Building Regulations will therefore cover the in-building requirements and policy DM8 does not repeat or seek to extend requirements beyond the

Policy	Respondent	Comment	Council Response
			Building Regulations. The policy deals with connectivity across new sites with the nearest cabinet/exchange, and not requirements within individual dwellings.
DM8	Garner Planning obo Cumbria House Builders Group	The policy indicates that where the provision of high speed (superfast) is not available the development must be broadband ready through the installation of appropriate ducting and equipment, however providers will not use ducting installed by others so this will simply be a wasted installation.	The reference to ducting within the policy text has been removed, but remains within the supporting text, as it is understood that Openreach will work with developers to ensure that ducting is provided to their standards and so can be used by providers.

Policy	Respondent	Comment	Council Response
DM8	Garner Planning obo Cumbria House Builders Group	The requirement is now for a Broadband Statement not a Connectivity Statement. The difference is not clear, but a Connectivity Statement is difficult to obtain.	The change of term from connectivity statement to broadband statement was intended to improve plain English for users. The requirements for this statement will be set out in the Council's validation checklist when the policy is operational. The policy requires developers to use Openreach's free 'connectivity assessment tool' and to engage with other infrastructure providers, and then set out who they have engaged with and the results of this engagement in a succinct Broadband Statement as part of their planning application. This will then enable the case officer to determine whether the developer has considered the issue of broadband provision properly and what it is reasonable to expect from the development.
DM8	Garner Planning obo Cumbria House Builders Group	<p>The provision of Fibre to the Premises (FTTP) will only be provided by Openreach where the site is within reasonable distance of Openreach's fibre network and build costs do not exceed their own service obligations. So the additional cost is for the developer to bear. More worryingly the policy requires the developer to rely upon action by a third party to lay the fibre, which is totally outside of the control of the developer.</p> <p>The potential consequence of the policy is that there will be a planning condition precluding the occupation of dwellings until there is broadband connectivity that meets the requirements of the Council. This would be a significant risk for a developer as they may have houses completed but be experiencing delays in broadband connection outside their control.</p>	The assertion that the Council would impose planning conditions precluding the occupation of dwellings until they have broadband connectivity is incorrect and neither the policy nor the supporting text suggest this. The Council recognises the reliance upon third parties and the policy is asking developers to do all they reasonably can to ensure sufficient broadband provision - namely demonstrating to the Council that they have engaged with infrastructure providers at an early stage of their development proposals. The supporting text clearly states that this policy will be applied flexibly and would not require high speed broadband connectivity where it is unfeasible or disproportionately costly.

Policy	Respondent	Comment	Council Response
DM8	Cumbria County Council	We welcome the inclusion of a requirement to ensure that fibre to the premises infrastructure is provided in residential sites of 30 or more dwellings.	Noted.
DM8	Garner Planning obo Cumbria House Builders Group	Reference is made to the Council's recent survey work. This survey should be made available for consideration.	The Council is currently analysing the responses from its survey of new build home purchasers and will be publishing a report of its findings. The comments referred to in the draft DM document refer to responses from residents from a new build scheme in Kendal who were unable to access a satisfactory broadband connection, and who stated that they consider fibre broadband should be provided on all new developments as a basic necessity. Summaries of comments received in the survey are provided in the Broadband evidence paper which accompanies the Publication DPD.
DM8	Grange Town Council	In our original response to the DMP consultation, GTC stressed the need for good mobile phone mast coverage because a fast- growing number of internet transactions are conducted by smartphone. Businesses and visitors expect to be able to use smartphones wherever they are, even where public broadband is not available. Smartphone use will also play a key role in digital healthcare strategies as older residents may not have access to broadband in emergencies. We would like good mobile phone coverage to be explicitly required, otherwise the policy is discriminatory to the elderly and residents in rural locations, both of which are criteria in SLDC's Equality policy.	The Council acknowledges that rural mobile phone coverage is an important issue but at this stage is not sure how a Development Management policy could help address this through new development proposals, but would welcome suggestions.

Policy	Respondent	Comment	Council Response
DM8	Kendal Town Council	Concerned the limit for ensuring fibre to the premises is set as high as 30 units, would suggest 10 units.	The Council understands from Openreach that it will deploy FTTP free of charge into all new housing developments of 30 or more homes if developers register their scheme at an early enough stage. This was therefore the rationale for a 30 unit threshold. The Council will of course seek to ensure all new homes have sufficient broadband connectivity but will only employ the stricter FTTP policy for larger sites where we are advised it will be commercially viable.
DM11	Garner Planning obo Cumbria House Builders Group	Previous concerns have been expressed, and remain. Evidence Paper does not support policy requirement for all homes to meet M4(2) - a more robust case is required.	Sustained objection noted. The Council considers that its ageing population, and importantly the principle that M4(2) homes are suitable for all (as per the principles of Lifetime Homes) justify the universal application of this policy. This approach is considered to roll forward the Council's current Core Strategy approach to Lifetime Homes - see para 7.10 of the Core Strategy (" <i>The Council will therefore aim to ensure that all new houses that are built are suitable, or easily adaptable, for occupation by the elderly and infirm (Lifetime Homes Standard or equivalent). The lifetime homes concept increases choice, independence and longevity of tenure, and is vital to individual and community wellbeing.</i> ") and Policy CS6.2 " <i>All new housing should be easily adaptable for everyone, from young families to older people and individuals with a temporary or permanent physical impairment</i> ".

Policy	Respondent	Comment	Council Response
DM11	Garner Planning obo Cumbria House Builders Group	Lack of clarity over how the new 5% requirement for M4(3) on sites over 40 has been calculated - how does a 3.5 per 1000 national requirement translate to a 5% requirement locally? A clear mathematical calculation should be provided which indicates the total number of households, the total number of households that are anticipated to require wheelchair standards and as a result the number of new dwellings that should provide such a standard. Will await the new SHMA report and may comment further in respect of its findings on housing needs of older people.	This calculation is set out within Figure 10.14 of the draft SHMA and should address this comment. It applies the 3.5 per 1000 households unmet wheelchair user dwelling need to South Lakeland's existing population, and then applies a rate of 3% wheelchair users to the projected new household growth over the period 2016-2036 using two projections. This results in a figure of 5.9%-9.4% wheelchair user households. The 5% proposed policy requirement is therefore at the lowest end of this projection. Additionally it will only apply to a proportion of new homes built as it will only apply to sites over 40 units, so only a proportion of new developments will be captured by the policy, reducing the number of wheelchair homes that will be delivered as a proportion of the total new homes delivered.
DM11	Garner Planning obo Cumbria House Builders Group	What are the "suitable locations" referred to in the policy in relation to requiring M4(3)? Should be specified in policy. Uncertainty as to what developers will be expected to provide at the time of an application due to the range of evidence that will be referred to.	The requirement for M4(3) wheelchair adaptable dwellings will only apply to sites over 40 units, which given the current spatial strategy, will be focussed towards the larger settlements and service centres and therefore generally suitable locations in sustainability terms in principle. However there may be cases where sites may not be deemed suitable for wheelchair adaptable housing (perhaps due to topographical issues) and the flexible wording of "suitable locations" would therefore allow for professional judgement at the time of a planning application.

Policy	Respondent	Comment	Council Response
DM11	Garner Planning obo Cumbria House Builders Group	Cost implications will need to be taken account of in viability study. Not clear where there are viability exceptions whether affordable housing or the optional standards would take priority.	Cost implications of this requirement have been incorporated into the viability study. It is not possible to state at this stage what would be prioritised where there are viability exceptions - this would be dealt with on a case by case basis given that they would be exceptions.
DM11	Grange Town Council	<p>We strongly support the adoption of the Optional Housing Standards.</p> <p>2. There needs to be clarity as to whether ‘smaller’ means reduced room size, or fewer bedrooms. We do not support reduced room size. 53% of the Grange population are over 60; age – related incapacities mean many of that 53% are likely to need room to accommodate family members, carers etc. and increased space to navigate rooms using wheelchairs, walkers etc.</p> <p>3. The argument that ‘smaller’ houses are more affordable is completely specious in the current market conditions. There needs to be clarity as to whether ‘smaller’ means reduced room size, or fewer bedrooms. Smaller –sized houses may be slightly cheaper to build and be slightly less expensive to buy than larger houses, but they are not affordable given the current local affordability ratio of earnings to house prices.</p>	<p>Support noted and welcomed.</p> <p>It is assumed these comments relate to the Optional Housing Standards evidence paper and not Policy DM11 itself. The word ‘smaller’ is used various times in this paper, and in some cases refers to smaller in terms of number of bedrooms and others smaller in terms of general proportions and room sizes. With the reference to smaller properties having lower sales values and being potentially more affordable the paper is referring to general proportions i.e. a ‘smaller’ 3 bedroom house will cost less to purchase than a ‘larger’ 3 bedroom house, and whilst it is accepted this does not necessarily make a property affordable, it is maintained that larger properties will be generally less affordable. The Council agrees that homes need sufficient space, particularly where mobility issues arise, and the introduction of the Category M4(2) optional accessibility standards will ensure new homes have sufficient space.</p>

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DM11	Home Builders Federation	The Council still does not have viability evidence to support this policy. Cannot rely on overly simplistic assumptions relating to a comparison with Lifetime Homes.	A viability study was commissioned in April 2017 and its findings will be available to accompany the Publication version of the DM Policies DPD. Initial findings from the study do not raise viability concerns with regards this policy requirement.
DM11	Home Builders Federation	Policy lacks finesse by introducing a blanket requirement with no regard to the type or location of the housing being provided. The blanket requirement does not take into account the needs or requirements of these various groups or the desirability of older and disabled persons to be situated closer to services and facilities.	The blanket requirement has regard to everyone and the principle that underpins the Council's approach is the same that underpinned Lifetime Homes - they are suitable for everyone. The Council does not consider M4(2) homes to be a specialist product that is only suitable, or required by older or disabled people - they are equally suitable for families with young children, people that have temporary illnesses or disabilities etc. The Council has also taken the view that people's needs may change throughout their lives - most people buy homes with a long term outlook, and given that our evidence suggests that people generally prefer to stay in their own homes as they get older, it makes sense for all new homes to be able to adapt to their occupiers' changing needs. People buying homes in their 30s, 40s, 50s etc. may not envisage the need for an adaptable home at the time they buy it but needs can change quickly, at any life stage, and the Council considers that everyone should be able to benefit from practical adaptable homes. Whilst it is acknowledged that it is desirable for older people to be located closer to services and facilities, the reality of South Lakeland's geography has to be acknowledged - Census data shows a generally older age profile in the rural areas, and this would not support a justification for targeting adaptable homes only to more sustainable locations

Policy	Respondent	Comment	Council Response
			in larger settlements. 'Rurality' has been added as a factor in the Council's equality impact assessments and planning policies must not disadvantage rural residents in the district.
DM11	Home Builders Federation	<p>The HBF notes that the Council has updated its evidence which is now contained within the Evidence Paper: Optional Housing Standards Update June 2017 (hereafter referred to as the 2017 Evidence Paper). Whilst this additional evidence is noted it remains unclear how the percentages identified in the policy have been derived, or why all new build dwellings should meet M4(2). The 2017 Evidence Paper clearly indicates that by 2039, which is beyond the plan period, 37% of the population will be over 65. Even if every person over 65 required an M4(2) compliant dwelling, which is unlikely, it is difficult to see why a figure greater than 40% compliance is required. However, the vast majority of older people, nearly 80%, want to stay in their current home and will not be seeking to purchase a new market property. Therefore from the evidence supplied less than 8% of the population in 2039 would be over 65 and actively seeking to move to a new property. In terms of M4(3A) dwellings it is noted that a supply equivalent to 3% to 4% annually of the current housing requirement is identified (paragraph 2.59). However, this appears to assume that all of this requirement will arise from those seeking to move property, once again this is unlikely. This figure also presumes no double counting with the over 65 population is taking place.</p>	<p>The Council does not agree with the suggested approach that only people aged over 65 would want to live in a M4(2) property. The evidence presented in the 2017 Evidence Paper presents statistics relating to the proportion of residents over 65 to highlight the issue that South Lakeland has a significantly ageing population - it was not the intention to use this narrow measure to define a percentage requirement for M4(2) dwellings. As with Lifetime Homes M4(2) dwellings are suitable for all - they are not 'specialist' products only suitable for those over age 65. Also in response to this comment and interpretation of the evidence it should be noted that South Lakeland's existing housing stock is relatively inaccessible and there are lots of people currently living in older properties that are difficult, expensive or unfeasible to adapt to their changing needs. Given that new housing only makes up a very small proportion of the total housing stock it is important that as many new homes as possible are adaptable in order to make any difference in the accessibility of the district's housing stock as a whole.</p>

Policy	Respondent	Comment	Council Response
DM11	Home Builders Federation	The vast majority of new home purchasers would effectively be paying more for something they may not need or desire. This will have a detrimental impact upon affordability.	This is being tested through the viability study. The Government's cost impact study however indicates that the average additional cost of M4(2) on a 3 bed semi-detached property would be £521. Also people may not 'need' the improved features at the time they buy a property but could well end up needing them later, whether through ageing, illnesses, caring for others etc. - this could therefore actually save home purchasers money, as adaptations would be easier and cheaper to undertake in an M4(2) property.
DM11	Home Builders Federation	In terms of the accessibility and adaptability of existing housing stock, figure 6 of the Evidence Paper, indicates that a number of adaptations are required. It is, however, unclear how many properties this actually relates too as many are likely to be double counted. There is also no assessment of the stock which meets future needs.	It is assumed that this comment refers to figure 10 of the 2017 Evidence Paper. The data is taken from the 2014 SHMA, which included further analysis of the 2011 Household Survey, which was completed by 4,363 households. The data is therefore a sample, rebased to the 2011 census.
DM11	Home Builders Federation	Concerns over requirement relating to affordable properties - developers will be unable to recoup any of the additional costs of the standards through the transfer of properties to Registered Providers as RPs will be unable to pay any extra given rent levels would be unchanged. Price caps for discounted for sale set by SLDC will also limit developers' ability to offset these new costs.	The Council acknowledges the concerns raised with regards the application of the standards to affordable properties and is engaging with active housing associations in the area to discuss these issues.

Policy	Respondent	Comment	Council Response
DM11	Home Builders Federation	The justification for the introduction of the accessibility standards makes significant reference to the London Plan. The relevance of this to South Lakeland appears tenuous. A better comparison may be North Tyneside where the Inspector directly challenged the Council on the blanket introduction of the M4(2) accessibility requirement and sought to reduce this.	It is not clear from the response why North Tyneside would constitute a 'better comparison'. The Council has researched other Local Authorities' existing and emerging Local Plan policies in respect of the standards and acknowledges the challenges that will be faced. The reference to the London Plan is considered relevant in that the Inspector supported the underpinning evidence that referred to the principle of M4(2) homes being suitable for everyone and not just the elderly or disabled. This is an important acknowledgement that supports the principle that M4(2) homes should not just be viewed as products for the over 65s. The London Plan's Inspector's approach in relation to this is considered relevant as it is a general principal, not directly related to the demographics, geography or viability of a particular area.
DM11	Kendal Town Council	Welcome the requirement of more challenging standards particularly the proportion of wheelchair adaptable homes.	Support noted.
DM11	Garner Planning obo Cumbria House Builders Group	Detailed comments were made on previous version and remain valid. Paper does not provide clear evidence for the policy requirements. As a new SHMA is to be issued shortly and the evidence paper is to be revised, comments will be made on the revised document.	Comments noted. The Council will consider comments received on the draft SHMA in due course.
DM11	Cumbria County Council	We welcome the revised Policy which provides a much clearer and mandated position regarding the requirement for Category 2 Accessible and Adaptable Dwellings for all new build. It also provides a strong evidence base for the inclusion of 5% of dwellings on sites of more than 40 dwellings to be wheelchair adaptable dwellings.	Support welcomed.

Policy	Respondent	Comment	Council Response
DM18	Valerie Kennedy	<p>Policy DM18 still has important omission that needs rectifying.</p> <p>In the section relating to all proposals there should be two additional requirements:</p> <ul style="list-style-type: none"> • Not have an adverse effect on the local drainage system. • Not cause flooding problems nearby. 	<p>No change: The Development Management Policies DPD also proposes the inclusion of specific policies that seek to ensure sustainable development. Policy DM1 - General Requirements, criterion (3), relates to the delivery of necessary infrastructure (including surface and foul water disposal). Policy DM6 - Flood Risk Management and Sustainable Drainage Systems also applies, which seeks to ensure that new development is not exposed to flood risk. Given these two new DM policies, it is not considered necessary to add additional policy criteria to Policy DM18.</p>
DM18	Ashton Planning	<p>This is too restrictive, especially as the locations visitors want to stay in are rural and where sufficient land can be available and be affordable to the entrepreneur, who are not just farmers.</p>	<p>No change: The policy reflects the relevant strategic policies in the adopted Core Strategy, including; CS1.1 - Sustainable Development Principles (bullets 7, 8, 11), and CS1.2 - The Development Strategy (particularly, the last paragraph of policy). Consider that DM18 is NPPF compliant. NPPF Paragraph 28, (3rd bullet), supports sustainable tourism and leisure development in rural areas and qualifies this in relation to tourism and visitor facilities by reference to 'appropriate locations'. Such locations are identified to deliver sustainable patterns of development. Consider that there is flexibility in the policy; it supports the diversification of 'agricultural or other land-based rural business'.</p>
DM18	Mr T Wilson c/o Garner Planning	<p>Add 'lodges' after 'new static' in first line.</p>	<p>No change: No change is considered necessary. The first sentence in the policy already includes the words '(...and similar structures), which primarily provide accommodation in temporary and mobile units...'</p>

Policy	Respondent	Comment	Council Response
DM18	Mr T Wilson c/o Garner Planning	Criterion 2. The appellant should not have to demonstrate necessity as part of a farm diversification scheme, so the words 'where the proposal is necessary and evidence is provided' should be deleted from the policy.	Change <u>in part</u> . Criterion (2) - the words 'necessary and evidence is provided' has been deleted. Criterion (2) now amended so that it reads 'in other locations where the proposal is to support the diversification of agricultural or other land based rural business and it is demonstrated that the development makes an ongoing contribution to sustain the long term future of the business that is diversifying. The Council will use a planning obligation or planning conditions to ensure that the proposal continues to sustain the business that is diversifying'.
DM18	Mr T Wilson c/o Garner Planning	Criterion (f) The wording should be 'protect or enhance', rather than the existing policy text which reads, 'protect and enhance' biodiversity assets.	No change made. NPPF Paragraph 118 states that 'when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity...'. Unclear how this aim would be achieved if only protection of existing was required. NPPF Paragraph 9, in relation n to pursuing sustainable development issues, 'moving from a net loss of biodiversity to achieving net gains for nature. (Natural Environment White Paper, The Natural Choice: Securing the value of nature, 2011).Unclear how this would be achieved if only protection of existing was required. Paragraph 118 of NPPF also states 'opportunities to incorporate biodiversity in and around developments should be encouraged'. NPPG Paragraph: 001 Reference ID: 8-001-20140306 states "Local plans should include strategic policies for the conservation and enhancement of the natural environment, including landscape". Paragraph: 008 Reference ID: 8-008-20140306 refers to "protecting and improving the natural environment" and states: "In considering how development can affect

Policy	Respondent	Comment	Council Response
			<p>biodiversity, and how biodiversity benefits could be delivered through the planning system, it is useful to consider:</p> <p>the policies and commitments in Biodiversity 2020"; Biodiversity 2020 requires net gains. Net gains cannot be delivered without enhancement. Furthermore, it states that "Local planning authoritiesshould consider the opportunities that individual development proposals may provide to enhance biodiversity and contribute to wildlife and habitat connectivity in the wider area". Paragraph: 017 Reference ID: 8-017-20140306 states:</p> <p>"Biodiversity maintenance and enhancements through the planning system have the potential to make a significant contribution to the achievement of Biodiversity 2020 targets".</p> <p>And</p> <p>"Biodiversity enhancement in and around development should be led by a local understanding of ecological networks, and should seek to include: habitat restoration, re-creation and expansion; improved links between existing sites; buffering of existing important sites; new biodiversity features within development; and securing management for long term enhancement". It is difficult to see why this would be included if enhancement was not to be delivered as well as protection.</p> <p>Furthermore, South Lakeland Core Strategy Policy CS8.4 - Biodiversity and geodiversity (1st bullet) reads 'Protect, enhance and restore the biodiversity</p>

Policy	Respondent	Comment	Council Response
			and geodiversity....' . Core Strategy Policy CS1.1 - Sustainable Development Principles (bullet 11) advises that 'support for tourism, which is a key driver of the local economy, needs to be balanced with protecting and enhancing the attractiveness of the area'.
DM18	Mr T Wilson c/o Garner Planning	Criterion (h) should be deleted. (h) Reads; shall 'demonstrate the delivery of tangible local economic benefits'.	No change made: Core Strategy Policy CS1.1 - Sustainable Development Principles (bullet 9) advises 'All developments should help to meet the diverse social and economic needs of our local communities...'. Furthermore, NPPF Paragraph 8, advises; '...to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously...'.

Policy	Respondent	Comment	Council Response
DM18	Mr T Wilson c/o Garner Planning	Paragraph 5.3.2 reasoned/justification - the suggestion of a concentration of caravan site development on the Cartmel Peninsula is discussed. Such developments in this location takes the pressure off the National Park but provides tourist accommodation for people who visit the National Park. The reasoned justification should recognise that areas outside the National Park have a role in supporting the demands that the National Park creates, rather than imply such developments have a negative impact.	Change made. Policy supporting text - additional text added to paragraph 5.3.2 (following the end of the third sentence), to read ' <i>Such development, in appropriate locations and of an appropriate scale, has a role in supporting the demand that the Lake District National Park creates</i> '. Over the past few years....
DM18	Bourne Leisure c/o Lichfields	Continues to endorse the Council's overall approach to tourist accommodation, in terms of encouraging appropriate tourism development.	Support noted.
DM18	Bourne Leisure c/o Lichfields	In respect of policy element which relates to 'caravans and camping - Extensions to and intensifications on existing sites. Acknowledge the proposed amendment made to Criterion c) from the previous draft version: 'All proposals for both new sites and extensions to, and intensifications within existing sites, shall: c) be capable of being effectively screened by landform, trees or planting. Additional effective landscaping may be needed to supplement proposals and to minimise/avoid harmful landscape impacts'.	Noted.

Policy	Respondent	Comment	Council Response
DM18	Bourne Leisure c/o Lichfields	<p>Proposed Criterion (f) for all proposals, which states that they should 'protect and enhance biodiversity assets'.</p> <p>Consider that (f) should be re-drafted to fully reflect the approach taken to sustainable development in the NPPF. Council's should take a balanced pragmatic approach with regard to development proposals that have the potential to affect biodiversity. There should be a balancing exercise undertaken, between protecting biodiversity assets and permitting development that represents tangible economic, social and environmental benefits. Criterion (f) as drafted, does not recognise that, in some cases, development that might affect such assets may be acceptable, subject to the provision of appropriate mitigation and/or compensatory measures. Specific developments have the potential to generate net gain in biodiversity value through habitat creation. The revised approach if incorporated into planning policy would be suitable for protecting and enhancing the local landscape and ecology, whilst not as a consequence jeopardising opportunities for development by placing unreasonable demands on proposals that could otherwise reinforce the strength of the local and wider economy.</p> <p>Suggest that Criterion (f) should be re-drafted as follows: 'protect and enhance biodiversity assets where feasible, or seek to provide appropriate mitigation or compensatory measures; and' (additions to the criterion are highlighted).</p>	<p>No change made as to the suggested wording, Criterion (f).</p> <p>However, note that the new policy is restructured and text changed from the Oct. 2016 public consultation. In terms of sustainable development, the decision maker needs to balance the social and economic benefits against the environmental assets. This is a judgement using the relevant plan policies; reading the Plan as a whole. Core Strategy Policy CS1.1 – Sustainable Development Principles, point 9 applies, referring to all developments meeting the social and economic needs of local communities and point 11 – '...support for tourism... needs to be balanced with protecting and enhancing the attractiveness of the area'.</p> <p>The new policy includes several criteria, a) to h), against which all proposals for new sites and extensions to and intensifications within existing sites, will be assessed. Criteria include those that seek to ensure that environmental assets are protected and enhanced (and mitigation provided where appropriate) and that proposals demonstrate the delivery of tangible local economic benefits. Core Strategy Policy CS8.4 states that; 'All development proposals should: protect, enhance and restore the biodiversity and geodiversity value of and buildings...'. DM Policy DM4 Green and Blue infrastructure; states that 'All development proposals will result in net green and blue infrastructure gains.....' DM Policy DM1 – Requirements for all developments, criterion 6, states that '...development will be acceptable provided it: ensures the protection</p>

Policy	Respondent	Comment	Council Response
			<p>and enhancement of existing ecological networks and biodiversity assets. Additional text for DM1 says that for ' non-designated assets where this is demonstrably not possible, mitigation or, as a last resort, compensation will be requiredetc.' The South Lakeland Habitats Regulations Assessment for the Development Management Policies Document (version Oct. 2016), advised that the then Criterion 3, now (F), should be amended to readproposals should protect biodiversity assets and seek to ...'</p>

Policy	Respondent	Comment	Council Response
DM18	Andrew Tait	<p>In the spirit of NPPF paragraph 28, the DMDPD should be flexibly written to support more innovative forms of accommodation that you might not typically expect to find within service centres. The NPPF supports provision and expansion of tourism and visitor facilities and does not set an absolute locational strategy in the sense that the Core Strategy does. Paragraph 28 of the NPPF somewhat changes the emphasis of how any detailed policy should take account of the Core Strategy, in that it should be seen through the prism of paragraph 28 and this would result in a policy that should look to foster, in certain circumstances, innovative proposals which may be located outside of a settlement. It may be the case that a house with considerable grounds has the ability to provide some limited small scale and innovative type of accommodation, but the policy does not really cater for this. Not saying that just any field within countryside areas should be open to such a proposal, and it may be that such proposals would be limited to sites where there is some existing buildings and some form of infrastructure.</p>	<p>No change made. The policy reflects the relevant strategic policies in the adopted Core Strategy, including; CS1.1 - Sustainable Development Principles (bullets 7, 8, 11), and CS1.2 - The Development Strategy (particularly, the last paragraph of policy). Consider that DM18 is NPPF compliant. NPPF Paragraph 28, (3rd bullet), supports sustainable tourism and leisure development in rural areas and qualifies this in relation to tourism and visitor facilities by reference to 'appropriate locations'. Such locations are identified to deliver sustainable patterns of development. Consider that there is flexibility in the policy; it supports the diversification of 'agricultural or other land-based rural business'.</p>

Policy	Respondent	Comment	Council Response
DM18	Grange Town Council	<p>We would like a requirement for development or extensions of caravan sites and similar businesses to be of a scale, design and drainage system appropriate for the locality, as many holiday lodge and caravan parks provide facilities akin to domestic dwellings in their water and sewage disposal requirements. Drainage needs to be designed to minimize impact on the natural assets of the site, and be part of any planning application at the pre-app stage. There should also be a requirement on lodge and caravan park owners to protect and enhance biodiversity assets; performance on this currently varies from outstanding to dire and it is timely to make it explicit.</p>	<p>The part of Policy DM18 that relates to all proposals, already states that ‘for both new sites and extensions to, and intensifications within existing sites, shall: ... be of a scale and design appropriate to the locality... (Criterion (a))’. In relation to drainage, Policy DM1 General Requirements for all development states that ‘... development will be acceptable provided it: ensures the provision of necessary infrastructure needs it may generate for example all the major services (including electricity/gas, surface and foul water disposal), in a sustainable and viable manner...’. It is not considered necessary to include ‘drainage’ in Policy DM18. Policy DM6 – Flood Risk Management and Sustainable Drainage Systems would apply to ‘caravan’ development. Policy DM6 seeks to ensure that existing and new development is not exposed to flood risk and to prioritise the promotion of sustainable drainage systems...’. Policy DM18 states that ‘all proposals for both new sites and extensions to, and intensifications within existing sites, shall: ...protect and enhance biodiversity assets...’ (Criterion (f)).</p>

Policy	Respondent	Comment	Council Response
DM19	AONB Partnership	The AONB Partnership has serious concerns about large scale commercial equestrian development within the AONB. Consider that the proposed policy as worded, is supportive of large scale equestrian development on the edge of a local service centre (such as Storth/Sandside). This is not the case within the AONB, as large scale equestrian development in these locations will have an adverse effect on the landscape and special qualities of the AONB and is not sustainable. Proposed policy DM19, must include AONB specific considerations, unless policy wording is added to the AONB DPD that covers equestrian development.	No change made. The AONB DPD proposes Policy AS01 - Development Strategy, which sets out the approach to development within local service centres, small villages and to development outside settlements. Policy AS01 also advises that major development will not be permitted in the AONB. In this regard, proposed Policy AS01 advises that in determining whether a proposed development constitutes major development, the Council's will consider whether by reason of its scale, character or nature, the proposal <i>has the potential</i> to have a significant adverse impact on the natural beauty of the AONB. In addition, there are other proposed policies in the AONB DPD which will seek to ensure impacts (landscape and other impacts) are avoided or minimised. DM19 also includes criteria that will apply to all proposals re. scale, design and the intensity of use etc. as well as 'schemes individually or cumulatively, will not harm the landscape and character of the area'.
DM19	AONB Partnership	The AONB Partnership has serious concerns about small-scale commercial and non-commercial equestrian development that is likely to have an impact on the AONB. Proposed policy DM19, must include AONB specific considerations, unless policy wording is added to the AONB DPD that covers equestrian development.	No change made. There are proposed policies in the AONB DPD which will seek to ensure impacts (landscape and other impacts) are avoided or minimised. DM19 also includes criteria that will apply to all proposals re. scale, design and the intensity of use etc. as well as 'schemes individually or cumulatively, will not harm the landscape and character of the area'.
DM25	AONB Partnership	The AONB Partnership supports this new policy	Support noted

Policy	Respondent	Comment	Council Response
DM25	Ashton Planning	An appraisal is too onerous and unjustified for farm businesses, many of which are dispersed holdings as is traditional in Lakeland	Noted It is important new agricultural buildings serve a purpose that supports the operational needs of an existing farm or agricultural business and are appropriate in this respect in terms of location, size and type of functional use. An appraisal is considered justified in order for the Council to appraise the degree to which proposals have a functional need. As specified in the supporting text proportional evidence will be required depending on the nature of the proposal.
DM25	Kendal Town Council	Welcome additional policy around demonstrating buildings are essential to operational needs.	Support noted
DM25	National Farmers Union	New agricultural buildings are already essential and may well become even more essential for farms to remain viable post Brexit. New buildings and accommodation can help the farm business develop, be more efficient and competitive, better able to manage risks and this be more resilient. New buildings will also help to improve animal welfare. All these are justifications under functional need. Core Strategy CS7.4 supports sustainable farming and food production. Understanding farm business is key to informed decision making. SLDC staff applying any tests and criteria or assessing any applications would benefit from having some knowledge and understanding of the farming sector. NPPF paragraph 28 stresses need to support sustainable growth and expansion of all types of business and enterprises in rural areas, and promote development of agricultural and other land based businesses both through the conversion of existing buildings and well-designed new buildings.	Comments noted.

Policy	Respondent	Comment	Council Response
DM26	The National Federation of Gypsy Liaison Groups	Welcome the introduction of the new policy DM26 to deal with proposed Traveller sites but question the limitation that this should only apply to persons meeting the strict definition as set out in PPTS. To do so will mean that the needs of elderly Travellers who are no longer in a position to gain employment, will not be met. Also question the need to include “other community facilities in criterion 3. This introduces unnecessary vagueness. No other community facilities are needed. The phrase “large vehicles” in criterion 6 is also too vague. Most Travellers only use relatively small pick-up trucks which cannot be described as large vehicles. Without these changes the plan is considered unsound as it will not be effective in meeting the needs of the Travelling community.	Some changes made: In the light of the change to the definition of Gypsies and Travellers to exclude those who do not travel, there would seem to be no option other than to limit the application of policy to those who meet the revised definition. In regard to the issue of community facilities word 'appropriate' added before community facilities, to indicate the need for judgement on this matter on a case by case, as relevant to the proposal at the planning application stage. It is considered that reference to large vehicles remains appropriate in that vehicles required to access Travellers' sites can sometimes include larger vans, small trucks and other quite large vehicles needed for both domestic and work purposes, in addition to larger caravans.
DM5	Ian Brodie	Fails to recognise government policy on creation and maintenance of the English Coastal Path - suggest addition to policy to say new development is proposed that affects the route or amenity of users of the Path should recognise status of National Trail, any development should be planned to avoid disruption to the route, where no alternative to affecting the route, ensure a suitable alternative route meets requirements of the DEFRA agreed Scheme should be provided.	Policy states would require satisfactory diversion if any rights of way is affected by development.
DM7	AONB Partnership	AONB's previous comments regarding impacts on noise pollution on tranquillity and wildlife and light pollution still stand.	It is considered the policy is robust enough to consider impacts in this respect.

Policy	Respondent	Comment	Council Response
DM15	AONB Partnership	No changes appear to have been made to this policy. The AONB Partnership's previous comments on this policy regarding the siting and design of the new dwellings in relation to existing agricultural buildings and ensuring that the criteria are also applicable to temporary accommodation still stand.	Change made to clarify that the policy also applies to applications for temporary dwellings.
DM20	Cumbria Constabulary and obo Police and Crime Commissioner	It may be useful to review the Shopfront Design Toolkit 2004 and to consider the wording of the policy incorporate designs for security include the use of toughened glass to prevent vandalism	Noted. Opportunity to review through Design SPD.
Housing Standards Evidence Paper - National Space Standards	Home Builders Federation	At this stage the Council is not seeking to introduce the optional nationally described space standard (NDSS). This is supported. The introduction of the NDSS would not only have significant impacts upon affordability (paragraph 3.2, Evidence Paper), which is already problematic, across South Lakeland but will also have significant impacts upon viability.	Comments noted. The Council will continue to closely monitor this policy area and awaits further direction from the Government following its inference in the Housing White Paper that it may consider moving away from a national 'one size fits all' approach to space standards.
Previous Draft DM Consultation Document	Jo Willmott	No mention of status of rights of way on pages 25 and 26.	Not considered necessary or relevant in context of Policy DM6
Suggested Additional Policy - Development near Infrastructure Assets.	United Utilities	Would wish to see additional policy - development near infrastructure assets, suggested wording included	No change.

Policy	Respondent	Comment	Council Response
Suggested Additional Policy - Groundwater Protection	United Utilities	Suggestion of an additional policy relating to developments falling within Groundwater Source Protection Zones.	No parts of the district fall within such zones, therefore not considered necessary.
Suggested Additional Policy - Protection of Public Houses	Campaign for Real Ale	I understand there is a very short time window now for suggestions to the review of Development Management Policy. As Westmorland Pub Preservation Officer for the Campaign for Real Ale, I would on behalf of our branch, be grateful if you would consider the policy from the Norwich branch. I understand this to be considered the ideal position from CAMRA headquarters' perspective. I hope you are able to consider this and find it helpful. https://www.norwich.gov.uk/info/20199/local_plan/1457/development_management_policies/22	Noted. Policy DM17 seeks to ensure valued community facilities are protected.

Appendix 8: Draft DPD Main Changes Pre-Publication Consultation Stakeholder Workshop

What was the workshop about?

On the 13 July 2017, a workshop took place at Kendal Town Hall, Kendal (Assembly Room). It formed part of the public consultation on the Pre-Publication Main Changes to Draft Development Management Policies (19 June 2017 – 17 July 2017). It provided an opportunity for invited key stakeholders (housebuilding industry/interests) to share ideas, suggestions and views on the Draft Development Management Policies.

Objectives of the workshop

- To help participants to become familiar with the process involved in preparing the Development Management Policies DPD and how the outcomes of the workshop will be presented to the public and used to influence the next stages;
- To enable participants to share and discuss ideas, views on the Draft Development Management Policies.

Participants were split into 2 groups and asked to take part in 2 workshop sessions. The first session focused on the draft General Requirements (DM1), Quality Design (DM2), High Speed Broadband for New Developments (DM8) policies. The second session focused on the draft Optional Housing Standards (DM11) and Flood Risk Management and Sustainable Drainage Systems (DM6) and Green and Blue Infrastructure and Open Space (DM4) policies. Participants could also discuss Historic Environment (DM3), Tourist Accommodation (DM18), Equestrian Related Development (DM19), Agricultural Buildings (DM25) and Gypsies, Travellers and Travelling Showpeople (DM26) policies.

The policies chosen for discussion were those subject to the pre-publication consultation.

Comments made were recorded on a flip chart.

A list of who attended the workshop and a summary of the main points discussed are provided below.

List of Attendees

Chair: Alastair McNeill (Development Plans Manager, SLDC)

Group 1:

Damian Law, SLDC (facilitator)
Laura Chamberlain, SLDC (taking notes)
Rachel Bagshaw and Charlotte Morris – Holker Homes / Holker Estate
Kayleigh Lancaster – PFK Planning
Martyn Nicholson – Russell Armer Ltd
June Greenwell – Abbeyfield Housing Association

Group 2:

Alastair McNeill, SLDC (facilitator)
Elizabeth Scott-Clarke, SLDC (taking notes)
Chris Garner, Garner Planning Associates
Richard Wood Architect Russell Armer Ltd

Discussion points – in summarised form

Policy DM1 – General Requirements for all Development:

Group 1:

- Should policy stipulate minimum separation distance rather than just referring to it generally? Would prefer upfront guidance.
- Level distances vs sloping – formula for sloping environments – national as starting point.
- Would like more detail upfront in DM document – even in justification.
- Amenity – should it be ‘appropriate’ rather than ‘acceptable’?
- Reference to health facilities in text – if seeking contribution, need to look at viability – health should be through CIL.
- University of Stirling research into [app](#) for dementia friendly design.
- How do you achieve ‘inclusivity’ in practical terms – what are you asking for?

Group 2:

- Might not be able to comply with all policy criteria. Suggest change to policy text. Should use words “as / where appropriate” rather than “should”.
- Criterion/requirement 1 – are the ‘separation distances’ referred to in the Policy going to be clarified further; what is meant by ‘adequate’ spatial separation distances?
- Would prefer the wording of Criterion/requirement 1 - ‘separation distances’ to be applied flexibly, according to local circumstances.
- Criterion /requirement 1 - Suggest there’s a difference between the separation distance(s) between new build houses within a proposed layout, and separation distances appropriate between new housing and existing development. There’s a need for flexibility in the policy to reflect circumstances on site; for example topography.
- Criterion/requirement 4 – add word ‘significant harm’ rather than ‘no harm’.
- Criteria/requirements 6, 7 & 8 – Suggest the following change to the proposed text wording - ‘protect and enhance’, should instead read ‘protect **or** enhance’.
- Criterion/requirement 8 – The policy refers to ‘views’ - how can development ‘enhance views’?

Policy DM2 – Achieving High Quality Design

Group 1:

- Cluster (affordable housing) – okay- better than ‘pepper potting’.
- What parameters will be used for defining a ‘public view’ – could provide examples.
- Views are contentious.
- Permeable surfaces don’t work on sloping sites.
- Charging points – should be per house not per space.

- Link between policy on electric vehicles and mobility scooters – need to think about both.
- Buggy store with charging – no regulations on size needed for buggy stores.
- Need wider infrastructure for electric vehicles.
- No demand as yet for charging points.
- Can comply with all of these requirements... but viability consequences.
- Look at schemes completed... how did it impact on cost?
- Cycle stores for apartments – what are we asking for... More difficult for apartments than houses – need to think about space and cost implications.

Group 2:

- It was questioned why has this draft policy refers to having 'significant weight' (first sentence). Does this imply that other policies have less weight? Need to consider if this use of words is appropriate.
- It was questioned why the applicant needs to demonstrate why elements of the proposal are not sustainable. E.g. proposed Criteria/requirement 8 – ...'demonstrate' that regard has been given...', and Criterion/requirement 9 – '...Expecting new development unless it can be demonstrated it is not practical or appropriate ...'
- General comment - The policy remains too long.
- Criterion /requirement 9 - Proposed provision of electric vehicle charging points for 15% of all car park spaces. Considered that implementing this will be significantly expensive with affordable housing. Will charging points be communal / shared? Any policy requirement for electric vehicle charging points, needs to be factored into (assessed) as part of plan viability.
- Criterion /requirement 9 – suggest change to require 15% of dwellings rather than 15% of all car parking spaces.
- Draft policy reasoned justification – Paragraph 2.2.4 refers. Comment that smaller proposals/sites will not have a 'Landscape Value Impact Assessment' (LVIA).

Policy DM3 – Historic Environment

Group 2 only:

- Referred to the 'Listed buildings and Conservation Areas Act 1990'. Comment that consider wording in the proposed policy should be 'preserve or enhance' rather than 'preserve and enhance'.

Policy DM4 – Green and Blue Infrastructure, Open Space, Trees and Landscaping.

Group 1:

- Second half, open space requirement threshold of 10 seems low – not realistic or practical on small schemes.
- Management company – expensive to run – burden on residents.
- 10 units – asking for on-site and contributions? Not clear what policy is requiring. 20 units would make more sense for on-site.
- The Council needs to be clear on its position on maintaining open space so everyone is aware.

- Need clarity about SLDC's position on maintaining play equipment.
- Developer preference is for Council to maintain equipment.
- The Council's old '20% requirement' gave more certainty.
- Open space vs SUDs – space demand for both, e.g. SUDs will be positioned at low end of site but sometimes P.O.S asked for at high end – need to be careful of issues like this and resultant space demands.
- Still not clear enough regarding when £200 will be sought – need to explain more in text.
- Change to bedroom rather than bedspace is good – easier to calculate.

Group 2:

- Proposed draft policy says 'all development proposals will result in net green and blue infrastructure gains...'. Comments that there is a need for flexibility. Various suggested alternatives for wording along the lines of; 'all proposals should include green infrastructure'. Another comment/ suggestion is that 'green infrastructure should be an aspiration and blue infrastructure gains sought where appropriate', **or** alternative wording ...'measures could include...'
- Proposed draft policy text refers to a '...£200 per bedroom commuted sum...' –the justification for this is not understood. Clarification needed when this will be sought.

Policy DM6 – Surface water disposal, Foul Water disposal and treatment, watercourses, flood defences and consideration of wider land drainage interests.

Group 1:

- Builders, engineers, HBF – feel that Cumbria's new design guide, and approach they are taking at present is way out of step with other areas and over the top in timing & requirements.
- Discharge agreement vs planning. Too reliant on other parties e.g. UU – shouldn't require such agreements before planning permission as can take so long.
- CCC – lots of barriers.
- Full drawings when application goes in – but then if change design have to redesign scheme. Agree need detailed strategy but not full drawings.
- Consultation on Design Guide – not been good enough.

Group 2:

- Reference to the table within the draft policy, taken from the (unpublished) – draft Cumbria Design Guide - are these requirements practicable? Do these requirements also apply to applications for one dwelling? It was suggested that the requirements indicate what size of development they relate to.
- The checklist given in the table should not be 'mandatory'. Comment that if the table requirements (policy) are applied, then applicants may not use the pre-applications process. If applicants are required to submit the documents listed in the table i.e. Flood Risk Assessment or drainage strategy for pre-applications, they may as well go straight to a full planning application. It is difficult to meet these requirements at the early and outline application stages. Potentially applicants would do just as much work (with costs) for an outline application as for a detailed application.
- Asked re. Clarification about the status of Cumbria County Council's Sustainable Drainage Systems guidance, (extract from this, the table, is included in Policy DM6).

Policy DM8 – High Speed Broadband for New Developments

Group 1:

- Concerns over reliance on Open Reach – they don't provide responses through the new service.
- Clarity over copper / fibre – what are we seeking in technology terms?
- Are we seeking a strategy to be submitted with planning applications?
- Elderly telecare – doesn't work on fibre line.
- Wouldn't want condition stipulating services had to be live – not within control of developers.
- Fibre to the premises, 'large box' – ability to accommodate within dwellings (standard design).

Group 2:

- What is a 'Broadband Statement'? Does it say/mirror what it is in SLDC's Development Management's validation checklist? Need to check.
- Suggestion that there are overlaps between Part R of the Buildings Regulations. Do you need a planning policy if the same requirements are in the Building Regulations?
- Will the draft policy mean that a new dwelling can't be occupied until broadband is in place (ducting etc.)? Will this be imposed as a planning condition on planning consents?
- General comment - aspiration is fine re broad band in new build, but pre-ducting is not simple in reality.
- Need to be clearer about the policy intent / what the Council wants to achieve.

Policy DM11 – Accessible and Adaptable Homes

Group 1:

- Are developers expected to provide evidence of the need?
- Maybe percentage of M4(3) too low – many people won't need at the point of moving into a property but health can quickly decline.
- 1.5m turning space in bathrooms – difficult to achieve without them becoming disproportionately big.
- Point where move in – may not be wheelchair dependent, can soon deteriorate.
- Could affect value negatively – not everyone wants these features.
- Space implications.
- Housebuilders already work with disabled on one off basis – custom.
- Space – lower density.
- Bungalows vs affordable housing e.g. 2 bungalows = 4 affordable houses. Some Councils are introducing idea that can 'swap' – e.g. allow less affordable housing if provide some bungalows.
- Viability assessment – find out threshold.
- Need to be clear on priorities.
- Flexibility re 5% M4(3) could create uncertainty.
- How do we round figures when 'part' dwellings are required under policies such as this – up or down?

- If M4(3) are affordable & RPs willing – then fine.
- Concern over market sector – very limited market for wheelchair dwellings.
- More guidance over M4(3) – what does it actually require – work with building control.
- Same with M4(2) – need to explain what it is.
- Difference between wheelchair adaptable & accessible – people wouldn't notice this – more spacious!
- Disproportionate impact on smaller properties.
-

Group 2:

- Not as simple as saying that proposed requirement M4(2) has a £500 cost. The costs may vary and include the impact on site densities and layout.
- Problem with smaller house types; but topography, car parking, sustainable drainage systems etc. all add to the cost and viability of development.
- Don't know what individual people will need i.e. adaptations. People in smaller properties have different wants. There are implications for space.
- Would compromise layouts.
- House Builder's Federation – have done work on costs. Suggest that the Council should look at this.
- With South Lakeland's topography, sloping sites, are accessible homes practical? Need a 20-50% buffer, not applying the accessible and adaptable standard to all new homes.
- It is not clear how the 5% wheelchair adaptable requirement [M 4(3)] was derived. .
- The Council is using new build housing development standards to deal with issues with the adaptability/accessibility of the existing housing stock.
- Only people with wheelchair will want adaptable homes.
- Does most demand for wheelchair adaptation relate to affordable homes?
- Reasoned Justification – refers to 'suitable locations', but this not in the draft policy text. Suggest need to define what are 'suitable locations', with the suggestion that it be restricted to Principal & Key Service Centres

Further information provided by workshop attendee following the workshop:

M4(2) standards:

- South Lakeland is not a flat district and most developable sites are not flat as the valley bottoms have already been built upon (and even apparently 'flat' sites are often undulating) ; whilst there is provision in the proposed policy for flexibility in application this requires that the applicant demonstrate that it is not possible to achieve M4(2) whereas a more pragmatic solution would be to allow a percentage of M4(1) dwellings to allow this to be managed without additional burden to the applicant or development management unless a site was exceptional.
- The question of what is reasonably practicable in achieving M4(2) dwellings is also a consideration as with more intensive and costly retaining structures sloping sites can better accommodate this class of dwelling but this impacts site density, cost and more subjectively the sympathetic development of existing topography.
- Provision of level thresholds to all entrances of properties is a concern, on many sites, where planning for exceedance of surface water drainage as required by CCC and also included within the draft DMDPD, it is beneficial to have a step to entrances (often rear entrances) to prevent inundation of properties. Further this inevitably results in a thermal bridge (a poor linear thermal detail) with timber framed housing as inevitably the timber frame needs to be lifted above external ground levels; would expect this to be a similar issue with other offsite 'modern methods of construction' something which SLDC was actively encouraging.
- M4(2) places restrictions on internal circulation areas (Diagram 2.3) and circulation within bedrooms (para 2.25) that will lead to an increase in size of smaller (and some larger) house types; from the evidence review on the non-mandatory space standards SLDC have so far elected not to follow this route due to the viability burden on schemes; however, the imposition of 100% M4(2) may have a very similar outcome.
- It has yet to be worked through how the sanitary requirements would affect the size of standard house types but it is likely that this would require an increase in size of bathroom and therefore dwelling and would definitely result in an increase in cost as these would need to be plywood lined prior to plaster boarding for the potential of future grab rails.
- Para 2.30 will limit the flexibility of window patterns aesthetically and whilst it has yet to be seen how this will be viewed by Building Control, who may require radiator controls are fitted at the top of radiators which was the case under Lifetime Homes and resulted in unsightly thermostatic valves being more visible than necessary.
- Whilst M4(2) does vary from the requirements of Lifetime Homes these are generally limited to some of the external requirements and the omission of knock-out panels to floors and walls. In October 2013 the estimated cost of Lifetime homes was ~£2500 for smaller properties (HBF estimate) which presumably does not include for site wide costs for retaining walls, lower density etc.; therefore unless the evidence is overwhelming that 100% M4(2) is required then we would urge caution in adding what is undoubtedly an additional burden and further challenge to viability and deliverability of affordable homes targets.

- As noted previously an increase in property size or in features that are not deemed desirable does not necessarily equate to an increase in revenue particularly on smaller properties and affordable homes.

Broadband for New Developments:

- Hopefully most developments will be FTTP going forward; however, still need to be careful about not burdening non-FTTP developments with infrastructure above and beyond Building Regulations requirements particularly if there is doubt that this will be beneficial in the medium to long term.
- The volume and unsightliness of kit required (Pages 5-8 in the [Openreach developer guide](#)) is an issue that will inevitably need to be addressed by developers. Whilst it might be desirable to relocate a proportion of the kit this may not be practicable on smaller house types and will inevitably add to build cost which cannot be recouped through sales prices.
- BT are very specific about using their own ducts and manholes for installation therefore remain unconvinced that future proofing non –FTTP developments is possible as would need to obtain and lay the ducting and manholes for later use, but it is not clear that BT would supply ducting or manholes in this instance or whether BT or other companies would use this infrastructure in the future particularly if standards change or another company e.g. Virgin Media were to install the fibre; experience says they would not.

Appendix 9: Draft DPD Main Changes Pre-Publication Consultation Response Form



Main changes to Draft Development Management Policies Development Plan Document (DPD)

Pre-publication Consultation

Consultation Response Form



How to make comments

You will need to consider the **proposed main changes (including two new policies with Sustainability Appraisal)** to the Draft Development Management Policies DPD (Oct 2016) and updated **Optional Housing Standards – Evidence Topic Paper** before making your response. This document and associated information can be viewed on the council's website: www.southlakeland.gov.uk as well as at local libraries and council offices at South Lakeland House, Kendal and Coronation Hall, Ulverston.

Please indicate in the box provided on the contact details form the total number of pages in your response.

To assist us in processing the responses in a resource efficient way, we encourage you to make your comments electronically at: <http://applications.southlakeland.gov.uk/ldfconsultation/>

Alternatively, you can fill in a paper copy of the form and post it to:

Development Plans Manager
South Lakeland District Council
South Lakeland House
Lowther Street
Kendal, Cumbria
LA9 4DQ

If you require additional copies of the form, please call: **01539 793388** or email: developmentplans@southlakeland.gov.uk

You can also pick one up from the council's offices and local libraries.

Please ensure that your comments reach us by **5pm on Monday 17 July 2017**.

Your contact details and privacy

Anonymous comments will not be accepted. Please note that comments cannot be treated as confidential and will be made available for public inspection. Your submitted comments will be used to help inform the preparation of the Development Management Policies DPD. Contact details submitted electronically will not be available to view by the public. Signatures and private addresses will not be made public.

Any data that you supply will be held in accordance with the Data Protection Act 1998.

Any questions

If you need help to complete the response form or require any further information regarding this consultation, our Development Plans team will be pleased to advise.

Contact details

Tel: **01539 793388**
Email: developmentplans@southlakeland.gov.uk

www.southlakeland.gov.uk www.investinsouthlakeland.co.uk

INVEST IN
**South
Lakeland**



Your contact details

Your details

Organisation:	
Name:	
Address:	
Postcode:	
Telephone:	
Email*:	

Your agent's details (if you have one)

Organisation:	
Name:	
Address:	
Postcode:	
Telephone:	
Email*:	

***We aim to minimise the amount of paper printed and sent out. Therefore, please provide an email address if you have one – where an email address is supplied, future contact will be made electronically.**

This response contains <input type="checkbox"/> pages including this one (please indicate).

If you have any questions, or wish to be removed from our consultation database, please call the Development Plans team on tel: **01539 793388**.

If you would like a copy of this document in another format such as large print, Braille, audio or in a different language, please call **01539 733333** or email **customer.services@southlakeland.gov.uk**





Pre-publication Consultation

Equalities Monitoring Form

We would be grateful if you could complete and return the Equalities Monitoring Form below.

About you

Development Management Policies DPD Pre-publication Consultation

Please only complete this section if you are responding as an individual.

Collecting, analysing and using this information allows us to meet our commitments to different groups of customers. Please feel free to leave questions that you do not wish to answer. All of the information gathered for equalities monitoring is confidential and once received will be separated from your contact details and consultation response.

Are you:	Male <input type="checkbox"/>	Female <input type="checkbox"/>	Prefer not to say <input type="checkbox"/>
16 and under <input type="checkbox"/>	17-25 <input type="checkbox"/>	26-35 <input type="checkbox"/>	36-50 <input type="checkbox"/>
51-65 <input type="checkbox"/>	66-80 <input type="checkbox"/>	Over 80 <input type="checkbox"/>	Prefer not to say <input type="checkbox"/>
How did you find out about the consultation?			
Do you have a limiting disability or health issue?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Prefer not to say <input type="checkbox"/>



Pre-publication Consultation

Consultation Response Form

Your comments

Please use this form to comment on the proposed main changes, new policies to the Draft Development Management Policies DPD and associated evidence topic paper.

Please indicate which policies you wish to comment on.

Policy DM1: General Requirements	<input type="checkbox"/>
Policy DM2: Design	<input type="checkbox"/>
Policy DM3: Historic Environment	<input type="checkbox"/>
Policy DM4: Green Infrastructure, Open Space, Trees and Landscaping	<input type="checkbox"/>
Policy DM6: Flood Risk Management and Sustainable Drainage Systems	<input type="checkbox"/>
Policy DM8: Telecommunications and Broadband	<input type="checkbox"/>
Policy DM11: Accessible and Adaptable Homes	<input type="checkbox"/>
Policy DM18: Tourist Accommodation	<input type="checkbox"/>
Policy DM19: Equestrian Related Development	<input type="checkbox"/>
New Policy: DM25 New Agricultural Buildings (including Sustainability Appraisal)	<input type="checkbox"/>
New Policy: DM26 Gypsies, Travellers and Travelling Show People (including Sustainability Appraisal)	<input type="checkbox"/>
Updated Optional Housing Standards – Evidence Topic Paper	<input type="checkbox"/>

Consultation Response Form

Please make your comments in the box below, making it clear which policy your response relates to:

(continue on a separate sheet if required)

Thank you for your views and suggestions.